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To: Councillor David Absolom (Chair),
Ayub, Chrisp, Dennis, Duveen, Hopper,
Lawrence, Maskell, McDonald, Page,
Rodda, Stevens, Whitham and R Williams.

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13 November 2015

Your contact is: **Sally Poole - Committee Services**

**NOTICE OF MEETING -STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE -
24 NOVEMBER 2015**

A meeting of the Strategic Environment, Planning and Transport Committee will be held on Tuesday 24 November 2015 at 6.30pm in the Council Chamber, Civic Offices, Reading. The meeting Agenda is set out below.

AGENDA

	<u>WARDS AFFECTED</u>	<u>PAGE NO</u>
1. DECLARATIONS OF INTEREST		
2. MINUTES OF THE MEETING OF THE STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE HELD ON 15 JULY 2015		1
3. MINUTES OF THE MEETINGS OF THE TRAFFIC MANAGEMENT SUB-COMMITTEE OF 16 SEPTEMBER 2015		11
4. MINUTES OF OTHER BODIES		
(A) JOINT WASTE DISPOSAL BOARD - 7 JULY 2015		26
(B) AWE LOCAL LIAISON COMMITTEE - 10 JUNE 2015		29
(C) READING CLIMATE CHANGE PARTNERSHIP BOARD - 12 OCTOBER 2015		38

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5.	<p>PETITIONS</p> <p>Petitions submitted pursuant to Standing Order 36 in relation to matters falling within the Committee's Powers & Duties which have been received by Head of Legal & Democratic Services no later than four clear working days before the meeting.</p>		-
6.	<p>QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC</p> <p>Questions submitted pursuant to Standing Order 36 in relation to matters falling within the Committee's Powers & Duties which have been submitted in writing and received by the Head of Legal & Democratic Services no later than four clear working days before the meeting.</p>		-
7.	<p>DECISION BOOK REFERENCES</p> <p>To consider any requests received by the Monitoring Officer pursuant to Standing Order 42, for consideration of matters falling within the Committee's Powers & Duties which have been the subject of Decision Book reports.</p>		-
8.	<p>PRESENTATION - HISTORIC ENGLAND</p> <p>A presentation from Martin Small, Principal Advisor, Historic Environment Planning, National Planning and Conservation Department at Historic England, to update the Committee on the work of Historic England.</p>	BOROUGHWIDE	-
9.	<p>CONSERVATION AREAS ENHANCEMENT PILOT PROJECT - UPDATE</p> <p>To update the Committee on matters considered by the working group to develop a conservation areas enhancement pilot project and the progress that has been made to date.</p>	BOROUGHWIDE	40
10.	<p>JESSE TERRACE - PROPOSED ARTICLE 4 DIRECTION IN RELATION TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMO)</p> <p>To seek approval from the Committee to the making of a new Non Immediate Article 4 Direction to control changes of use to small HMO use for the properties in Jesse Terrace, Reading.</p>	ABBEY AND MINSTER	106
11.	<p>LOCAL PLAN ISSUES AND OPTIONS</p> <p>To seek approval from the Committee to undertake community involvement on the Issues and Options for the Local Plan and associated documents to inform the draft Reading Borough Local Plan.</p>	BOROUGHWIDE	117

12.	GREAT WESTERN ELECTRIFICATION AND READING GREEN PARK STATION	BOROUGHWIDE	265
	To update the Committee on the latest position regarding Network Rail's electrification of the Great Western Mainline and implications for the proposed station at Green Park.		
13.	READING'S CLIMATE CHANGE STRATEGY 2013-2020; PERFORMANCE REPORT TO MARCH 2015	BOROUGHWIDE	269
	To update the Committee on progress against the targets in the theme action plans for the period April 2014 to March 2015 and the first annual review of the action plan.		
14.	SOLAR COMMUNITY SCHEME	BOROUGHWIDE	336
	To update the Committee on the changes that the government has proposed to reduce the subsidies for photovoltaic (electricity generating) solar panels from January 2016 and implications for community buildings.		
15.	WITHDRAWAL OF THE CODE FOR SUSTAINABLE HOMES	BOROUGHWIDE	345
	To update the Committee on the withdrawal of the Code for Sustainable Homes and to recommend that the position be clarified with the Secretary of State for Communities and Local Government.		
16.	AIR QUALITY	BOROUGHWIDE	351
	To update the Committee on the consultation response that is being submitted to the Department for Environment, Food and Rural Affairs (DEFRA), a revision to the Air Quality Plan 2009, a recent bid for DEFRA grant funding and air quality monitoring within the Borough.		

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Present: Councillors David Absolom (Chair), Ayub, Chrisp, Dennis, Duveen, Hopper, Lawrence, Maskell, McDonald, Page, Rodda, Whitham and R Williams.

Apologies: Councillor Stevens

2. MINUTES

The Minutes of the meetings of 26 March 2015 and 27 May 2015 were confirmed as a correct record and signed by the Chair.

3. MINUTES OF TRAFFIC MANAGEMENT SUB-COMMITTEE

The Minutes of the meeting of the Traffic Management Sub-Committee of 17 June 2015 were received.

4. MINUTES OF OTHER BODIES

The Minutes of the meeting of the Joint Waste Disposal Board of 26 March 2015 and the Minutes of the meeting of the AWE Local Liaison Committee of 22 April 2015 were submitted.

Resolved: That the Minutes be noted.

That, pursuant to the provisions set out in Standing Order 10(3)(b), which permitted questions to be taken after the deadline for receipt where there was a genuine reason for urgency and it had been received in writing by 12 noon on the day before the meeting, the Chair allowed a question for the following reason:

- On the grounds that this was a matter of concern to local rail commuters and could not reasonably wait until the next meeting of the Committee to be held in November 2015.

5. QUESTIONS IN ACCORDANCE WITH STANDING ORDER NO 36

Questioner	Subject
Councillor Chrisp	Network Rail and First Great Western - Task and Finish Group

(The full text of the question and reply were made available on the Reading Borough Council website).

That, pursuant to Section 100B(4)(b) of the Local Government Act 1972 (as amended), the Chair agreed that the following item of business be considered at the meeting as a matter of urgency for the following reason:

- On the grounds that the issue arose with insufficient time to prepare a report in time for the publication of the agenda on 7 July 2015 and that the matter

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needed to be determined before the next scheduled meeting of the Committee due to be held on 24 November 2015.

6. PROPOSAL TO ESTABLISH A TASK-AND-FINISH GROUP

The Head of Legal & Democratic Services submitted a report to update the Committee on the proposal to establish a Task-and-Finish Group to undertake an overview and scrutiny exercise to look into on-going signalling problems between Reading and London Paddington on the Great Western Mainline and air conditioning on First Great Western trains.

The report stated that the Head of Legal & Democratic Services had received a question from Councillor Chrisp under Standing Order 36 in the following terms:

“A number of commuters have contacted me about the on-going signalling problems between Reading and London Paddington on the Great Western Mainline, where it seems barely a day goes by without signals failing somewhere along the route.

Additionally, there have been many complaints on social media about the constant problems with air-conditioning systems failing on First Great Western trains, despite assurances made by the company that the issue was being addressed with its supplier.

As a daily commuter into London I too have experienced these issues regularly. Commuters were of the understanding that the recent signalling upgrades earlier this year would improve the stability of the signals on the route but this does not seem to be the case.

Would it be possible for the SEPT Committee to establish a one-off scrutiny sub-committee to investigate the issues, and ask Network Rail and First Great Western to respond?”

The question had been received after the deadline of 6pm on 8 July 2015 for this meeting, however, the Chair was minded to allow the question in accordance with emergency provisions set out in Standing order 10(3)(b), which permitted questions to be taken where there was a genuine reason for urgency and it had been received in writing by 12 noon on the day before the meeting.

The report recommended terms of reference for the Task-and-Finish Group and, as the proportionality requirements were not applied to such groups, recommended that the Group be set up on the basis of a 4:2:1 or 3:1:1 split (Labour: Conservative: Liberal Democrat or Green).

Resolved:

- (1) That a Task-and-Finish Group be established, in accordance with the process described in the Council’s Overview and Scrutiny Procedure Rules, with the following terms of reference:**

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- To review complaints being made by commuters about on-going signalling problems between Reading and London Paddington on the Great Western Mainline and the problems being experienced with the failure of air-conditioning systems on First Great Western train services;
 - To seek an explanation from Network Rail of the current situation and why the recent signalling upgrades had not resolved the on-going problems being experienced and seek assurances that the issues would be resolved;
 - To consider, in the light of information from Network Rail, the likely impact on the performance and reliability of local rail services that would occur once the Reading Station upgrade reached completion;
 - To seek an explanation from First Great Western of the reasons why the air-conditioning on their trains had experienced on-going problems and seek assurances that measures were being addressed with its supplier to resolve this persistent problem;
- (2) That the membership of the Task-and-Finish Group be on the basis of 4:2:1 and the Group Leaders be asked to notify the Head of Legal and Democratic Services of the appointment(s) for their groups.

(Councillor Duveen declared an interest in the above item. Nature of Interest: Councillor Duveen's son was employed by Network Rail.)

7. SMALL HOUSES IN MULTIPLE OCCUPATION (HMO) AND THE ARTICLE 4 DIRECTION - REVIEW

The Director of Environment and Neighbourhood Services submitted a report updating the Committee on the review of HMO policy, on proposals to update the Supplementary Planning Document (SPD) and on new or extended Article 4 Directions in relation to a number of Conservation Areas in the Borough.

The report stated that an Article 4 Direction had been made on 16 May 2012, and come into force from 16 May 2013, to remove the permitted development right to convert a dwellinghouse (C3 use class) to a small house in multiple occupation, with between 3 and 6 unrelated inhabitants (C4 use class) and was applied to an area covering much of Katesgrove, Park and Redlands wards.

The report explained that the Residential Conversions Supplementary Planning Document (SPD) outlined the criteria to be taken into account to assess applications in the Article 4 area, including that there should not be more than 25% of the properties within a 50m radius of the application site that were in HMO use. However, there were difficulties in identifying and calculating the numbers of HMOs in an area, which made it difficult to assess the effectiveness of this policy.

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Further to the report on the Enhancement of Conservation Areas that had been submitted to the Committee in March 2015 (Minute 31 refers) and the petition presented to the Committee in March 2015 (Minute 24 refers) requesting an Article 4 Direction to cover Jesse Terrace, a meeting had been held in June 2015 with a number of invited representatives of community groups who had previously raised issues about the need for the enhancement of conservation areas in their localities. It was agreed that further work would be undertaken and another meeting held in September 2015 to which Historic England would also be invited.

The report also stated that in light of the review of conservation areas it would be appropriate to update the Residential Conversions SPD, with the revised document being consulted on and adopted in 2016.

The report outlined the arguments with regard to extending the existing Article 4 area or issuing new Article 4 Directions to cover conversions from C3 dwellinghouses to C4 HMOs in other parts of the Borough, as there were substantial implications in terms of Council resources in extending the Article 4 Direction area beyond the area where evidence showed that it was necessary. In terms of Jesse Terrace, there was no data to indicate that there was a high percentage of HMOs, but it was considered that it was important to retain the character of the street which had interesting architectural detail of a type that was important to Reading's heritage.

At the invitation of the Chair, Mr Anthony Ihringer, a member of the Baker Street Area Neighbourhood Association, addressed the Committee.

Resolved:

- (1) That the review of changes of use from C3 dwelling houses to C4 small houses in multiple occupation within the Article 4 Direction area be noted;**
- (2) That the Residential Conversions Supplementary Planning Document be reviewed and a report be presented to a future meeting of the Committee;**
- (3) That proposals for an extension of the Article 4 Direction covering Jesse Terrace, to prevent changes of use from a C3 dwelling house to a C4 small house in multiple occupation, be implemented.**

8. CARBON PLAN - 2015-2020

The Director of Environment and Neighbourhood Services submitted a report to update the Committee on the proposed new Carbon Plan 2015-16, which set out the Council's policy, targets and action plan for energy, water and carbon management for 2015 to 2020. A copy of the Carbon Plan 2015-20 was attached to the report at Appendix 1.

This strategy built on the successes of the previous six years of carbon reduction which had seen the corporate carbon emissions reduced by 31% from the 2008 baseline, which was 10% ahead of the annual target and avoided costs of £1.1million for 2013/14. Investments that had contributed towards this reduction included

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Reading Transport's electric hybrid vehicles and a fleet of renewably sourced Compressed Natural Gas (CNG) fuelled buses. There had also been a major investment in 26 solar panels on schools, council and community buildings and 1,300 LED streetlights.

The report stated that the Council was committed to reduce its carbon emissions by 50% by 2020, against a 2008 baseline year. As such a further 20% reduction on carbon emissions, or 3,700 tCO₂, was needed to meet this target. Work in progress was cautiously predicted to further reduce the carbon emissions of the council by around 2,400 tCO₂, which would bring the council's carbon footprint to 10% above the target emissions. In 2014/15 the Council invested £1.1million on energy efficiency and renewable energy measures in the new Civic Offices, including 572 solar panels, which was predicted to reduce the energy use of the Council Offices by 75%.

The report explained that the Carbon Plan set out actions to ensure that the authority continued to be compliant with relevant legislation and national reporting requirements, to bridge the carbon emissions savings gap by reducing the footprint by 50% by 2020 (against a 2008 baseline) and to increase the use of low carbon and renewable technologies, generating at least 15% of total energy use off grid by 2020. The priority for the period of this strategy was to reduce the Council's carbon emissions by managing the energy and water use. This work directly supported the Council's aspiration to narrow the gaps in Reading to ensure that everyone could benefit from its success.

The plan, which would be monitored by the Energy and Natural Resources Group, focused on four key issues for the council:

1. Cost of resources;
2. Environmental impact;
3. Energy decarbonisation;
4. Integration of energy management approaches throughout the organisation.

Resolved: That the Carbon Plan for 2015-20 be approved.

9. CYCLING STRATEGY IMPLEMENTATION PLAN 2015-16

The Director of Environment and Neighbourhood Services submitted a report to update the Committee on the Cycling Strategy 2014, which formed part of the overall transport strategy for Reading. The Cycling Strategy programme for 2015/16 was attached to the report at Appendix A and the progress made in delivering the Cycling Strategy during 2014/15 was attached to the report at Appendix B.

The report stated that the Cycling Strategy programme for 2015/16 had been developed by assessing the level of available funding alongside an assessment methodology to prioritise projects which met strategic objectives and would deliver value for money. In addition to the core funding from the Local Transport Fund (LTF), the programme included projects funded through the Local Sustainable Transport Fund (LSTF), private sector funding (secured through Section 106 and Community Infrastructure Levy (CIL) contributions) and other local revenue funding sources.

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The report explained that the key delivery objectives within the programme for 2015/16 included:

- The opening of the new pedestrian cycle bridge over the River Thames, linking Caversham to Reading Station and the town centre;
- Completion of the A33 Pinch Point Scheme, which included a new raised section of cycle route R1 between Rose Kiln Lane and Bennet Road to ensure that it remained usable during times of flooding;
- The opening of the Napier Road underpass to provide an additional north-south link under the Great Western railway line between Napier Road and Kenavon Drive;
- Continuing the substantial programme of cycle training courses and events including Bikeability, Bike It and the CTC cycling development programme.

A range of schemes and measures had been implemented over the previous year, contributing towards achieving the overall objectives of the Cycling Strategy. Delivery highlights in 2014/15 included:

- The launch of ReadyBike in June 2014, which consisted of 200 bikes at 29 locations;
- A range of cycle infrastructure enhancements including the shared path scheme on London Road, advisory cycle lanes on Berkeley Avenue and cycle parking facilities at Reading Station, Moorlands Primary School in Tilehurst and Grace Church in Emmer Green.

It was reported that the annual cordon count in May each year had registered a steady increase in people cycling as 5176 cyclists had been counted in 2013, 6168 in 2014 and 7258 in 2015.

Resolved:

- (1) That the Cycling Strategy programme for 2015/16 as set out in Appendix A be approved;
- (2) That the progress made in delivering the Cycling Strategy during 2014/15, as outlined in Appendix B, be noted.

10. AIR QUALITY ACTION PLAN UPDATE

The Director of Environment and Neighbourhood Services submitted a report to update the Committee on the revised Air Quality Action Plan.

The report stated that the Air Quality Action Plan had been in place since 2009 and required review as some of the actions had either been completed or superseded.

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The report explained that the revised Plan contained measures to improve air quality across Reading, specifically targeting action on the key pollutants and setting out a series of interventions and ways to provide education and promotion of the issues.

The Air Quality Action Plan was attached to the report at Appendix 1.

Resolved:

- (1) That the work that was being undertaken to improve air quality be noted;
- (2) That the Action Plan, as attached to the report at Appendix 1, be endorsed.

11. LOCAL PLANNING ENFORCEMENT PLAN

The Director of Environment and Neighbourhood Services submitted a report updating the Committee on the proposal to adopt a local Planning Enforcement Plan, a copy of which was attached to the report at Appendix 1.

The report stated that the Planning Enforcement Plan had been drafted based on National Policy and Guidance and would replace the Council's existing Enforcement Policy, which had been adopted in 2007.

The report explained that the Local Enforcement Plan was a factual document that provided the legal and national policy context to planning enforcement and background to the Council's Enforcement Service. It set out the Council's priorities for investigation and action, explained what would be investigated and what would not be investigated and outlined the Council's general discretionary powers with regard to planning enforcement.

The new Enforcement Plan had provided the opportunity to update the existing Policy in light of changes to legislation and Government policy and also to review the service priorities and timescales in regard to the nature of current complaints and the lower levels of enforcement and planning officer and other resources currently available. Priorities were now based on a judgement of the level of harm being caused rather than on the type of breach.

The report also stated that there was no requirement to consult on the Plan but it would be reviewed in response to any constructive comments raised and, should this occur, the Plan would be brought back to Committee for further approval.

Resolved: That the Planning Enforcement Plan, as attached to the report at Appendix 1, be approved.

12. LETTINGS BOARDS PILOT SCHEME

The Director of Environment and Neighbourhood Services submitted a report containing the results of the pilot ban on lettings boards in a part of Redlands Ward.

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The report explained that the Planning Enforcement Team had surveyed and monitored the number and concentration of lettings boards, mainly in parts of Redlands Ward, in response to concerns raised by the Redlands and University Neighbourhood action Group (NAG) and had subsequently set up an agreed voluntary ban in co-operation with most lettings agents.

Attached to the report were the following appendices:

Appendix 1 - A map of the original survey area that had been identified as suffering high concentrations of lettings boards;

Appendix 2 - A map of the area covered by the voluntary ban;

Appendix 3 - The survey results for the pilot area from January 2012 to April 2013;

Appendix 4 - The survey results for the pilot area from September 2014 to April 2015;

Appendix 5 - The draft Charter on the Display of Lettings Boards.

The report stated that the trial had run from October 2014 to March 2015 and most agents had refrained from advertising in accordance with the agreement and so the numbers of boards displayed had been significantly reduced. As a result of the success of this pilot it was proposed to extend the voluntary ban in the same area of Redlands Ward for a further three years and to extend the voluntary arrangement to areas adjacent to the pilot area which were also affected by high numbers of student lettings and to other areas of the Borough, such as the Russell Street/Castle Hill Conservation Area, where the character and appearance of such areas was seen to be adversely affected by the proliferation of lettings boards.

The report also stated that the Council would consult on the draft charter and work with community groups and neighbourhood officers to define an appropriate basis for monitoring and encouraging the voluntary ban in their areas as the Council's Planning Enforcement Team did not have the resources to monitor bans on a permanent basis.

It was also noted that the ban was only voluntary as the lettings boards did have deemed consent under the advertising regulations. However, if the voluntary arrangements did not work and there was evidence that the detrimental impact of lettings boards were damaging an area, the Council could consider making an application to the Secretary of State for a Regulation 7 Direction.

Resolved:

- (1) That the results of the voluntary pilot ban on lettings boards that operated in a part of Redlands Ward between October 2014 and March 2015 be noted;
- (2) That agreement be sought with local lettings agents that the pilot ban be extended on a permanent basis;
- (3) That agreement be sought with local lettings agents and local community groups that the pilot ban be extended to adjoining areas in Redlands and Park Wards, with areas to be defined as part of the

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consultation and on the basis that local community groups could effectively monitor and encourage the operation of the voluntary ban;

- (4) That agreement be sought with local lettings agents and local community groups that a voluntary ban on the display of lettings boards be agreed and introduced to cover the Russell Street/Castle Hill Conservation Area in Abbey Ward, to be defined as part of the consultation and on the basis that local community groups could monitor effectively and encourage the operation of the voluntary ban.

13. READYBIKE CYCLE HIRE SCHEME - FIRST YEAR UPDATE

The Director of Environment and Neighbourhood Services submitted a report to update the Committee on the first full year of operation of the ReadyBike cycle hire scheme, future proposals to relocate a small number of underused docking stations and progress with identifying a sponsor for the scheme. A map showing the location of ReadyBike Docking Stations was attached to the report at Appendix A.

The report explained that the ReadyBike cycle scheme had been launched in June 2014 as a core component of the Local Sustainable Transport Fund (LSTF) programme funded by the Department for Transport and that there had initially been 200 bikes at 27 docking stations, with two additional docking stations opened during the year.

The report stated that usage statistics for the first full year of operation showed that there had been over 26,000 individual bike rentals from 220 annual subscribers and 7,000 casual subscriptions and that users of the scheme had cycled an estimated 135,000 miles, with the average rental time being 38 minutes.

The review of usage had also identified the most used and underused docking stations and so it was proposed to relocate a small number of docking stations to areas of potentially higher demand and to expand the scheme into West Reading.

The report also stated that officers were investigating the possibility of appointing a sponsor for the scheme, which had the potential to further raise the profile of ReadyBike and to provide an income stream to help ensure the longer-term sustainability of the scheme.

Resolved:

- (1) That the success of the scheme to date and progress with identifying a sponsor be noted;
- (2) That the proposals for relocating a small number of underused docking stations be noted;
- (3) That the Head of Transportation and Streetcare be granted delegated authority, in conjunction with the Lead Member for Strategic Environment, Planning and Transport to approve any relocation of docking stations.

14. WHITEKNIGHTS RESERVOIR

The Director of Environment and Neighbourhood Services submitted a report updating the Committee on the position with regard to Whiteknights Reservoir.

The report explained that Whiteknights Reservoir was located within the University of Reading (UoR) grounds and bordered Whiteknights Road and the Borough boundary, and that there were three 'Statutory Undertakers' that owned land forming part of the reservoir - UoR, B&M Care and the Council. An inspection, that had been commissioned by the UoR in 2011, had resulted in five mandatory recommendations, one of which related to the Council protecting the allotment side embankment to withstand the Probably Maximum Flood discharge without damage.

The report stated that since August 2014 the UoR and the Council had sought to collaborate in an attempt to deal with the outstanding mandatory recommendations and had also sought Counsel's advice on the respective duties and responsibilities of the statutory undertakers and owners and this had confirmed that the UoR, B&M Care and the Council were jointly responsible.

In February 2015 the UoR and the Council had commissioned a Flood Study which recommended two options, both of which were outlined in the report.

The report also stated that work had been commissioned to ascertain the most appropriate engineering solution, to carry out topographical and habitat surveys and to model the Flood Study options. Once completed, the procurement tender process would commence in late summer with the site works programmed to be completed within the current financial year.

Resolved:

- (1) That the progress to date and the programme for completing the necessary risk of failure reduction measures be noted;
- (2) That the Director of Environment and Neighbourhoods, in consultation with the Lead Member for Strategic Environment, Planning and Transport, be authorised to approve capital expenditure for the preferred option as set out in the report;
- (3) That the Director of Environment and Neighbourhoods, in consultation with the Lead Member for Strategic Environment, Planning and Transport, be authorised to award the contract to the best value tender.

(The meeting started at 6.30pm and closed at 8.40pm).

Present: Councillor Page (Chair)
Councillors Debs Absolom, Ayub, Dennis, Hacker, Hopper, Jones, Rodda, Vickers and Whitham

Apologies: Councillors McDonald and Terry

Also in attendance: Councillor R Williams

16. FORMER TRANSPORT USERS' FORUM - CONSULTATIVE ITEM

(1) Questions

Questions on the following matters were submitted, and answered by the Chair:

Questioner	Subject
Tim Cook	Cycle Improvements
Stephen Derek	Cow Lane

(The full text of the questions and replies were made available on the Reading Borough Council website).

(2) Presentation - Trends in Travel in Central Reading

Cris Butler, Strategic Transportation Programme Manager, gave a presentation on Trends in Travel in Central Reading and informed the Sub-Committee that a Cordon Count had taken place in May 2015 of all journeys into Central Reading at peak times on a typical day. Data had been collected for trip arrivals in respect of pedestrians, cyclists and bus and rail trips. Information had also been collected in respect of access to Reading station.

Resolved - That Cris Butler be thanked for his presentation.

17. MINUTES

The Minutes of the meeting of 17 June 2015 were confirmed as a correct record and signed by the Chair.

18. QUESTIONS FROM COUNCILLORS

There were no questions submitted in accordance with the Panel's Terms of Reference.

19. PETITIONS

(a) Petition highlighting parking problems in Lower Hamilton Road

The Director of Environment and Neighbourhood Services submitted a report on the receipt of a petition with 56 signatures asking the Council to review parking problems in Lower Hamilton Road (from Wokingham Road to Crescent Road) in Park Ward.

The petition read as follows:

'We are concerned about the parking situation in lower Hamilton Road and recently held a consultation with all the residents to discover their views on sending a petition to the Council about some form of residents parking scheme, or similar, which will address the problems we have. We would be grateful if the Committee would consider this petition and hold a consultation in the area to look at the problems and consider ways forward.'

Hamilton Road is long and narrow, as compared with many other roads in the Borough, and cannot accommodate vehicles parked on both sides (4-wheels in the road) as well as through traffic in single file. The result has been a growing use of pavement parking, which is now considered the norm. The impact of this is particularly hard on pedestrians, especially children, anyone who is slow, has a mobility or balance problem, as well as parents with buggies and people in wheelchairs. The other impact on many car owners here is the difficulty they often have in entering and leaving their properties by car because of vehicles obstructing their entrances. There has also been an instance when the fire engine has not been able to get up the road unimpeded.'

The report stated that the issues raised within the petition were to be investigated fully and a report submitted to a future meeting of the Sub-Committee for consideration.

At the invitation of the Chair, lead petitioner Charlotte Fulford addressed the Sub-Committee.

Resolved -

- (1) That the report be noted;
 - (2) That the issue be investigated and a report submitted to the next meeting of the Sub-Committee for consideration;
 - (3) That the lead petitioner be informed accordingly.
- (b) Petition for a residents parking zone in Cardinal Close and the parking lay-by at the end of Wolsey Road

The Director of Environment and Neighbourhood Services submitted a report on the receipt of a petition with 41 signatures asking the Council to introduce a resident parking zone in Cardinal Close and the parking layby in Wolsey Road.

The petition read as follows:

'We the undersigned call on Reading Borough Council to implement a Residents parking zone in Cardinal Close and the parking lay-by at the end of Wolsey Road'.

The report stated that the issues raised within the petition were to be investigated fully and a report submitted to a future meeting of the Sub-Committee for consideration.

At the invitation of the Chair, lead petitioner Stephanie Lees addressed the Sub-Committee.

Resolved -

- (1) That the report be noted;
- (2) That the issue be investigated and a report submitted to the next meeting of the Sub-Committee for consideration;
- (3) That the lead petitioner be informed accordingly.

(c) Petition highlighting Parking Problems in Old Redlands

A petition was tabled at the meeting highlighting parking problems in Old Redlands.

The petition read as follows:

'Parking in the Old Redlands area can be a real struggle. We would like to see a consultation on introducing residents' parking in the area to improve the situation for people living here'.

At the invitation of the Chair, and in the absence of the lead petitioner, Kizzi Murtagh addressed the Sub-Committee.

Resolved - That the petition be noted.

20. PETITION FOR TRAFFIC CALMING MEASURES IN SHEPHERDS LANE - UPDATE

Further to minute 85(a) of the meeting on 12 March 2015, the Director of Environment and Neighbourhood Services submitted a report updating the Sub-Committee on the investigations and assessment of traffic safety issues in Shepherds Lane following the receipt of a petition containing 57 signatures from some residents of Caversham Heights.

The report stated that Shepherds Lane was a standard width two way road that was subject to a 30mph speed limit with street lighting. The road provided a link between Upper Woodcote Road and Kidmore Road.

In response to the petition, a speed survey had been undertaken on Shepherd Lane on 6 August 2015 and this survey had shown that the mean speed was recorded as 28.4mph and that this was the speed at which most drivers were travelling. The report also explained that the 85th percentile speed was 33.8mph and that this was the speed at which 85% of the vehicles were not exceeding. Consequently the survey results demonstrated that the mean and 85th percentile speeds were typical for the nature of this road.

The report also stated that the duty of the highway authority was to ensure that the highway was as safe as reasonably practicable and that no injury accidents had been recorded within the entire length of Shepherds Lane during the latest three year period. Unfortunately, the Council had insufficient funds to deal with requests to address specific issues such as speeding vehicles and traffic calming where there was no history of injury.

The report explained that speeding within residential streets had been shown to be one of the greatest concerns for those that lived there. Whilst speeding was only enforceable by the Police, the Council was responsible for the highway and the implementation of traffic management initiatives and so had developed a speed awareness strategy, which included a list of locations where concerns had been raised and to which Shepherds Lane would be

added. The speed awareness campaign was designed to provide the Council with a factual view of vehicle speeds within areas of concern and vehicle activated signs would be deployed to enforce the message that a speed limit existed, to encourage drivers to comply with that limit and would also inform future traffic management schemes where higher speeds were recorded.

Resolved -

- (1) That the report be noted;
- (2) That Shepherds Lane continued to be monitored as part of the Council's ongoing road safety strategy and the Vehicle Activated Signs be used when possible as part of the annual sign rotation schedule;
- (3) That the Lead Petitioner be informed accordingly.

21. PETITION FOR A ZEBRA CROSSING ON ADDINGTON ROAD - UPDATE

Further to minute 85(c) of the meeting on 12 March 2015, the Director of Environment and Neighbourhood Services submitted a report updating the Sub-Committee on the review following the receipt of a petition containing six signatures from some residents of Redlands Ward requesting a zebra crossing on Addington Road.

The report stated that Addington Road (between Redlands Road and Craven Road) was an 8 metre wide two-way road, with a 30mph speed limit, street lighting and on-street parking.

The report explained that the Council had insufficient funds to deal with all requests to address specific issues such as crossing roads and had to give priority to sites where there was a history of injury and there had been no injury accidents along this section of Addington Road within the last three years.

The report also stated that the requirements for pedestrian facilities were set out by central government where the Council were obliged to measure the demand by a pedestrian/vehicle count (PV²) during the four busiest hours of the day. This had been carried out on Thursday 16 July between the hours of 0700 and 1900 and had demonstrated that this section of Addington Road did not meet the criteria for installation of a formal controlled crossing. However the approach to general road safety in the area would continue to be reviewed as part of the Council's ongoing annual road safety strategy.

Resolved -

- (1) That the report be noted;
- (2) That the request for a pedestrian crossing on Addington Road not be progressed further by officers as the existing pedestrian and vehicle flows did not meet the necessary threshold set by the Department for Transport;
- (3) That Addington Road continued to be monitored as part of the Council's ongoing road safety strategy;
- (4) That the Lead Petitioner be informed accordingly.

22. PETITION FOR A 20MPH ZONE IN BRIANTS AVENUE AND SURROUNDING ROADS - UPDATE

Further to minute 4 of the meeting on 17 June 2015, the Director of Environment and Neighbourhood Services submitted a report updating the Sub-Committee on the review following the receipt of a petition from residents containing 294 signatures requesting that the Council improved road safety by implementing a 20mph zone in Briants Avenue and surrounding roads.

The report stated that Briants Avenue and surrounding roads were standard two way residential roads with a 30mph speed limit and street lighting. All of the roads had on street parking and Briants Avenue also had a built out bus stop, all of which reduced traffic speeds.

The report explained that the requirements for 20mph speed limits were included with the Department for Transport document 'Traffic Advisory Leaflet 9/99. 20mph Zones and Limits' and that this stated that such zones were most appropriate where there was an existing record of accidents to children or where there were high concentrations of pedestrians and/or cyclists. It also stated that 20mph zones were unlikely to be appropriate if there was an excessive speed problem where the observed speeds were above 24mph unless traffic calming measures were also provided.

The report stated that speed surveys had been undertaken on Briants Avenue on 3 August 2015 in free flow conditions in accordance with national requirements. The results of the surveys had shown that the mean speed along Briants Avenue in this location was 24mph and the 85th percentile speed was 28mph, which showed compliance with the existing 30mph.

The report explained that the Council had insufficient funds to deal with all requests to address specific issues such as speeding vehicles and traffic calming and had to give priority to sites where there was a history of injury. There had only been one injury accident recorded for Briants Avenue and the surrounding roads, which was not caused by excessive speed within the last three years.

The report stressed that speeding within residential streets had been shown to be one of the greatest concerns for those that lived there. Whilst speeding was only enforceable by the Police, the Council was responsible for the highway and the implementation of traffic management initiatives and so had developed a speed awareness strategy, which included a list of locations where concerns had been raised and to which the listed roads would be added. The speed awareness campaign was designed to provide the Council with a factual view of vehicle speeds within areas of concern and vehicle activated signs would be deployed to enforce the message that a speed limit existed, to encourage drivers to comply with that limit and would also inform future traffic management schemes where higher speeds were recorded.

Resolved -

- (1) That the report be noted;**
- (2) That Briants Avenue and surrounding roads continued to be monitored as part of the Council's ongoing road safety strategy and the Vehicle**

Activated Signs be used when possible as part of the annual sign rotation schedule;

- (3) That the Lead Petitioners be informed accordingly.

23. WAITING RESTRICTION REVIEW - OBJECTIONS TO WAITING RESTRICTION REVIEW 2015 (A) AND REQUESTS FOR WAITING RESTRICTION REVIEW 2015 (B)

The Director of Environment and Neighbourhood Services submitted a report to inform the Sub-Committee of objections received in respect of the traffic regulation order, which was recently advertised as part of the waiting restriction review programme 2015A, and to provide the forthcoming list of requests for waiting restrictions within the Borough that had been raised by members of the public, community organisations and Councillors since March 2015.

The report stated that approval had been given at the meeting on 12 March 2015 (minute 87 refers) to carry out investigations at various locations, in relation to waiting restriction requests. These investigations had been completed and a recommendation for each scheme was shared with Ward Councillors in May 2015 to allow them to make further comments.

The report explained that a further report had been submitted to the meeting on 17 June 2015 (minute 8 refers) that sought approval to carry out statutory consultation. The statutory consultation process had taken place between 20 August 2015 and 10 September 2015 and full details of the objections and any correspondence in support of the proposals were attached to the report at Appendix 1.

The report also stated that the list of issues raised for the Bi-annual 2015B review was attached to the report at Appendix 2. This part of the waiting restriction review enabled Ward Councillors to undertake informal consultations, which ensured any new restrictions had the support of residents and were reflective of what the community had requested, prior to the commencement of statutory consultation. The report explained that this could mean that requests might be amended or removed if they were not appropriate or had no Councillor or resident support.

At the invitation of the Chair Mrs Harrington addressed the Sub-Committee in respect of the proposal relating to Cockney Hill.

Resolved -

- (1) That the report be noted;
- (2) That the recommendations in Appendix 1 be implemented subject to the following amendments:
 - (i) The proposal in respect of Willington Avenue be removed from the programme and officers investigate the imposition of restrictions on the north side of the Avenue;
 - (ii) The proposals in respect of Norcot Road, Cockney Hill, Lydford Road and Lexington Grove be removed from the programme;

- (3) That the Head of Legal and Democratic Services be authorised to seal the Traffic Regulation Orders and no public inquiry be held into the proposals;
- (4) That the objectors be informed of the decision of the Sub-Committee accordingly;
- (5) That the requests made for waiting restrictions as shown in Appendix 2 be noted and that Officers investigate each request and consult on their findings with Ward Councillors subject to the request in respect of Tern Close in Norcot Ward including Taff Way and Wensley Road in Minster Ward from the junction of Shaw Road;
- (6) That, should funding permit, a further report be submitted to the Sub-Committee requesting approval to complete the Statutory Consultation on the approved schemes.

24. TARGET JUNCTION TRIAL TRAFFIC SIGNAL SWITCH-OFF - UPDATE (BROAD STREET/ ST MARY'S BUTTS/ OXFORD ROAD/ WEST STREET)

Further to minute 6 of the meeting on 17 June 2015, the Director of Environment and Neighbourhood Services submitted a report updating the Sub-Committee on the trial switch-off of the traffic signals at the 'Target junction' which was the junction of Broad Street with St Mary's Butts and West Street.

The following information from disability charities was circulated electronically to the Sub-Committee prior to the meeting and provided at the meeting in hard copy:

- Letter to Councillor Page and members of the Sub-Committee from representatives of Disability Charities;
- Joint press statement from representatives of Disability Charities;
- LDD Carers Forum - Notes from Meeting discussion held on 9 September 2015, and Document showing what people said at the LDD Carers Forum;
- Survey of Pedestrian Movements at Target Junction by Richard Stowell, former Director of Age UK Berkshire and Reading Children's Fund;

The following information from officers was circulated electronically to the Sub-Committee prior to the meeting and provided at the meeting in hard copy:

- Extract from the minutes of the meeting of the Access and Disabilities Working Group meeting on 19 March 2015;
- Minutes from the Access and Disabilities Working Group Special Town Centre/Target Junction Workshop on 15 July 2015;
- Evaluation of Pedestrian Crossing Facilities;
- Survey of Pedestrian Movements at Target Junction by Richard Stowell;
- A draft copy of the Equality Impact Assessment scoping report;
- A copy of an independent road safety evaluation of the trial that had been carried out by Acorns Projects Limited

Officers also tabled a copy of the final version of the Equality Impact Assessment.

The report stated that there had been a site visit and workshop for members of the Access and Disabilities Working Group on 15 July 2015 which had allowed people to experience

the junction and to spend time discussing specific points and issues that had been raised. During the site visit it was acknowledged that crossing the road on the St Marys Butts (southern) side of the junction was the easiest to negotiate as this part of the junction narrowed so that vehicles were only able to pass through in single file. In addition the St Marys Butts approach had a ramp up onto the raised carriageway which was made up of rows of granite stone that created a noticeable noise when particularly quiet vehicles approached the pedestrian crossing area, which helped warn blind pedestrians of a slow moving quiet vehicle. It was also noted that when standing at this point to cross the road, to and from the pedestrianised part of Broad Street, the traffic signal equipment restricted the view for pedestrians.

The report explained that the subsequent workshop session had covered the reasons behind the trial switch-off and, following discussions, it had been acknowledged that there were relatively long periods without vehicles moving through the junction creating time to safely cross the road. The group were asked what they would like to see if the decision was made to remove the traffic signals and it was accepted that removal of the traffic signal poles would 'open up' the junction and remove some of the cluttered feel and visibility restrictions and that the granite ramp on the St Marys Butts side should be repeated on all approaches to the pedestrian crossing points as it created a noise and visibly slowed drivers. Whilst it was generally accepted that crossing the road at the narrowest St Marys Butts side of the junction was not much of a problem the other two approaches were perceived to be more challenging. The discussion had also focused on creating a route from the busy bus stops at the western side of the junction across to the main entrance of the Broad Street Mail. During the final wrap-up session, whilst there had remained one or two individuals who had insisted that the traffic signals should be switched on, the consensus had been that the traffic signals could be removed with the additional features that had been discussed.

The report concluded that the switch-off had shown that pedestrians and vehicles could use the junction safely without the aid of the junction controls. Concerns from disabled people, particularly blind and partially sighted users, would be met by creating a dedicated route across the western and southern approaches to the junction. This would be met through the installation of a formal pedestrian crossing on the western side of the junction. The existing traffic signal infrastructure would then be used to provide the new pedestrian crossing.

At the invitation of the Chair, Mr J Young, Community Engagement Officer for Guide Dogs in Reading, Asif Rashid, Chairman of Reading Taxi Association, and Martijn Gilbert, Chief Executive Officer of Reading Buses, addressed the Sub-Committee.

Resolved -

- (1) That the report be noted;
- (2) That following consideration of the feedback from the Access & Disabilities Working Group be considered and the junction control by traffic signals be permanently removed;
- (3) That the following alterations be carried out:

- (i) A formal traffic signal controlled pedestrian crossing be provided on the western side of the junction in front of the main entrance to Broad Street Mall;
- (ii) A de-cluttering of the junction to improve sightlines, mainly through the removal of traffic signal equipment;
- (iii) A review of waiting restrictions on the two approaches to the junction on St Marys Butts and West Street to improve visibility for both pedestrians and drivers.

25. SCHOOL EXPANSION AND SUSTAINABLE TRANSPORT

The Director of Environment and Neighbourhood Services submitted a report updating the Sub-Committee on the progress made towards encouraging sustainable travel to school through the development of new Travel Plans for the Primary Schools that would be expanding in autumn 2015.

The report explained that Reading's school expansion programme had involved 12 Primary Schools and was making progress in response to population forecasts which would provide provision for 2,250 additional school places by 2021. The schools would each be taking their new admission number from the Reception Year, meaning that the school's population would incrementally increase as the new classes moved up through the school.

Nine Primary Schools were increasing their admission number and the programme included the creation of a new two form entry Primary School in Hodsoll Road. Schools that were increasing their admission numbers were required, as part of the planning application process, to show how they intended to address both existing and predicted travel and traffic issues. This was done by producing a new School Travel Plan before they were granted occupation of the new buildings. By producing new Travel Plans the schools had been encouraged to carry out surveys of pupil and staff journeys and to analyse the data to come up with their own ideas to help reduce traffic problems in their neighbourhoods, to break down barriers to walking and cycling to school and to encourage walking and cycling wherever possible.

A workshop had been held in May 2015 to introduce a toolkit for the schools with resources and ideas, including talks from Bikeability and Bike It instructors. The workshop had enabled schools to draft and discuss their Travel Plans together and to seek one-to-one advice to enable them to meet the required submission date for the planning condition.

With Travel Plans being submitted schools were being encouraged to establish a School Steering Group comprising of staff, parents, governors and representatives from the local community. The Council would continue to monitor and offer guidance to schools and relevant proposals might be forwarded to other teams such as Parks, Highways and Streetcare.

Finally, the report stated that the more schools were developing and implementing measures in their Travel Plans, the greater the cumulative effect there would be across the Borough. It would also reduce the reliance and impact of cars on the school journey; in turn leading to less traffic congestion in the town around the 'school run' period and it was hoped that educating the younger generation about these advantages and imbedding

active travel behaviour would last a lifetime and lead to more active and healthier lifestyles and a healthier environment with less congestion and pollution.

Resolved - That the report be noted.

26. CONNECTING READING: CAR CLUB AND MULTIMODAL HUBS

The Director of Environment and Neighbourhood Services submitted a report to advise the Sub-Committee of the funding that had been secured from the Department for Transport towards providing two new car club spaces in the Borough with links to other modes of transport, which would provide more sustainable door to door journey possibilities for people without access to a car. A map showing the proposed location of a car club bay on Rectory Road in Caversham was attached to the report.

The report explained that the current car club in Reading, operated by Co-Wheels, comprised of seven cars and was very well used with unmet demand for more car share in the Borough. The Council, in partnership with Co-Wheels, had successfully secured funding of £48,800 from the Department of Transport's Car Club Demonstration Project for two additional car club spaces linked to other modes of sustainable transport to provide a multimodal approach to car club provision. These cars would be hybrid vehicles.

A review of potential locations for the two new car club spaces had been carried out where there was known unmet demand and to connect with other modes of transport. The project would also involve further multimodal initiatives such as joint ticketing and booking arrangements, incentives and 'nudges' for sustainable travel and joint marketing and promotion. A short list of possible locations had been drawn up in partnership with Co-Wheels which brought together ReadyBike cycle hire, bus stops, suitable parking on street and high density housing with low car ownership where there was unmet demand for car share. The two sites which best met this criteria had been identified as Oxford Road, close to Battle Library, and Rectory Road in Caversham.

The report stated that in response to the proposal Co-Wheels were proposing to install more cars into the Reading car club scheme and were seeking suitable sites from the short list that had been drawn up to increase their provision of car share in Caversham and West Reading. Liaison was on-going with other stakeholders in the multimodal package to investigate opportunities for a multimodal package of ticketing, registration and promotions. A Sustainable Travel Incentive using Better Points across all modes would be investigated with a view to progressing for implementation at the time the new cars and spaces were introduced.

Resolved -

- (1) That spend approval for the Connecting Reading Car Club project be granted;**
- (2) That, in consultation with the Lead Councillor for Strategic Environment, Planning and Transport, and Ward Councillors, the Head of Legal and Democratic Services be authorised to carry out statutory consultation for additional car club spaces, as detailed in paragraph 4.4 of the report.**

27. MAJOR TRANSPORT AND HIGHWAYS PROJECTS - UPDATE

The Director of Environment and Neighbourhood Services submitted a report updating the Sub-Committee on the current major transport and highway projects in Reading, namely A33 and Reading Bridge Pinch Point Schemes, Reading Station Area Improvement, the new Pedestrian and Cycle Bridge and Mere oak and Winnersh Triangle park and ride schemes.

A33 Pinch Point Scheme

The report stated that works had commenced in December 2014 and the project had been completed in August 2015. Since completion the capacity improvements had substantially improved traffic flow through the junctions and had reduced queue lengths during peak hours. The new high level footways had also been well received by users of the route.

Reading Bridge Pinch Point Scheme

The report explained that currently work was continuing under off peak lane closures which were in place Monday to Friday between 9.00am and 4.00pm. These lane closures were scheduled to continue throughout the works period. Some weekend off peak working would also take place as and when required, but the aim would be to keep these to a minimum. Works to complete the project included completion of the concrete repairs under the central underside section of the bridge river span, carbon fibre strengthening and painting of the bridge. The project was expected to be completed in early September 2015.

Reading Station Area Redevelopment

The report stated that all objections to the Compulsory Purchase Order (CPO) had been withdrawn but as they were outstanding when the public inquiry had been held, the Department for Transport were not able to make a decision until they had received the inspector's report. This process had now been completed and the Secretary of State for Transport had confirmed both the CPO and SRO. In addition, Network Rail were due to commence the procurement process for the works with site mobilisation expected in October 2015. Network Rail would again utilise the area on the west side of Cow Lane between both bridges as a site compound and no works would interfere with the operation and management of Reading Festival. The works were expected to take approximately six months to complete.

The report explained that a new cycle parking hub with a minimum of 300 racks was due to be introduced in the area currently used as a site compound on the corner of the multi-story car park.

Pedestrian and Cycle Bridge

The report explained that since the last meeting the new bridge mast, bridge sections, steps and southern ramp had been installed. Works would now focus on completion of handrails, lighting, CCTV and the footway and meadow reinstatements. The works were currently planned to be completed and the bridge opened to the public in mid to late September 2015.

Mere oak and Winnersh Triangle Park and Ride Schemes

The MereOak Park and Ride site, located south of junction 11 on the M4, was opened to the public on 17 August 2015. The site provided 579 parking spaces and was served by the regular Greenwave bus service to and from central Reading, as well as serving Green Park and Reading International Business Park. The site included improved pedestrian and cycle paths alongside the car park, linking to the existing provision at junction 11 to connect over the M4.

The Winnersh Triangle Park and Ride, located near to Winnersh Triangle Station, would have 390 spaces and users would have the choice of travelling by bus or train into central Reading. The site would replace the existing Park and Ride site at Loddon Bridge which was prone to flooding. Completion of the scheme was due in October 2015.

Resolved - That the report be noted.

28. CYCLING SCHEMES - UPDATE REPORT

The Director of Environment and Neighbourhood Services submitted a report updating the Sub-Committee on the programme of cycle improvements in the Borough over the previous 12 months, that had resulted in increased levels of cycling, and advising of future cycle schemes that were currently being progressed.

The report stated that a significant programme of cycle schemes was being carried out in the Borough to help contribute towards achieving the overall objectives of the Cycle Strategy. The success of this work had been reflected in the latest figures from the LTP annual cordon count which had shown that levels of cycling into the town centre had increased by 40% over the previous two years. A number of infrastructure schemes had been implemented over the previous 12 months, including a new raised section of cycle route between Rose Kiln Lane and Bennet Road to ensure it remained usable during times of flooding, a comprehensive shared path scheme on London Road from Cemetery Junction to Southampton Street, advisory cycle lanes on Berkeley Avenue and new cycle parking facilities at Reading station, Moorlands Primary School in Tilehurst and Grace Church in Emmer Green.

The Readybike cycle hire scheme had been launched in June 2014, consisting of 200 bikes at 29 locations. The scheme had been in operation for over a year and usage figures had shown that it was continuing to be popular. The latest usage figures had shown that the scheme had had over 30,000 rentals up to the end of July 2015, covering an estimated 163,000 miles with an ongoing mix of leisure, commuter and student use.

Revenue support had been provided for a range of initiatives being carried out by third parties aimed at encouraging cycling, including the Reading Bicycle Kitchen bicycle maintenance workshop, Launch Pad's cycle initiative to help homeless people and Reward Your World's 'BetterPoints' travel incentive phone app. A comprehensive programme of cycle training courses and events had been carried out including Bikeability cycling proficiency training, and the CTC cycling development programme.

The report explained that the future programme of cycle enhancements included the opening of the new pedestrian cycle bridge, a new cycle park at Reading station and the opening of the Napier Road underpass. Partnership and community engagement would continue to be carried out during the development of cycle schemes including working with cycling organisations to deliver a range of cycling initiatives. Monitoring the success

of cycle schemes would continue to be carried out as part of the overall LTP monitoring programme.

Resolved - That the report be noted.

29. OBJECTIONS TO ADVERTISED TRAFFIC REGULATION ORDERS (WALDECK STREET AND SWAINSTONE ROAD) AND INFORMAL CONSULTATION RESULTS FROM GRANGE AVENUE AREA

The Director of Environment and Neighbourhood Services submitted a report asking the Sub-Committee to note the responses received to the advertised Swainstone Road and Waldeck Street Traffic Regulation Order and to report the results of the informal consultation that had been carried out within the Grange Avenue area. Advertised drawings as part of the Swainstone Road and Waldeck Street 2015 Traffic Regulation Order were attached to the report at Appendix 1, responses that had been received in relation to the advertised Traffic Regulation Order were attached to the report at Appendix 2 and responses that had been received in relation to informal consultation that had been carried out within the Grange Avenue area were attached to the report at Appendix 3.

Waldeck Street and Swainstone Road (Katesgrove)

The report stated that a number of complaints had been received from residents of Waldeck Street and Swainstone Road regarding the difficulty they had with parking within these streets. These roads currently had no waiting restrictions and bordered the resident parking Zone, 10R, which covered the majority of Katesgrove Ward. Katesgrove Ward Councillors and residents of these two streets had expressed support for a resident permit scheme due to the difficulty residents had finding kerb spaces to park and inconsiderate and obstructive parking. Through formalising parking on street inconsiderate parking around junctions would be eliminated and resident permit holders would have priority on kerb side spaces within these roads. In December 2014 an informal survey had been distributed to all properties within these two streets to gauge the level of support from residents for a residents parking scheme and the results had been reported to the Sub-Committee meeting on 15 January 2015 (Minute 67 refers). Statutory consultation on proposals for resident parking within Swainstone Road and Waldeck Street had been carried out during July 2015.

Grange Avenue Area (Park)

The report stated that following a review of all resident parking areas across the Borough in November 2014 Park Ward Councillors had wanted to consider an extension of the resident parking scheme within the Grange Avenue Area. During July 2015 an informal survey had been distributed to properties within the area. This had been done during the summer to gauge the opinion of longer term residents, as opposed to the more transient student population. An informal survey had been distributed to all properties within these streets to gauge the level of support from residents for a residents parking scheme.

Resolved -

- (1) That the report be noted;
- (2) That the Swainstone Road and Waldeck Street Traffic Regulation Order be implemented;

- (3) That Head of Legal and Democratic Services be authorised to seal the Swainstone Road and Waldeck Street Traffic Regulation Order 2015 and no public enquiry be held into the proposals;
- (4) That the objectors be informed of the decision of the Sub-Committee accordingly;
- (5) That, in consultation with the Chair of the Sub-Committee, Lead Councillor for Strategic Environment, Planning and Transport and local Ward Councillors, the Head of Legal and Democratic Services be authorised to carry out statutory consultation on a traffic regulation order in respect of the residents parking scheme within the Grange Avenue area.

30. EXCLUSION OF PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of Item 31 below, as it was likely that there would be disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 12A of that Act.

31. APPLICATIONS FOR DISCRETIONARY PARKING PERMITS

The Director of Environment and Neighbourhood Services submitted a report giving details of the background to her decisions to refuse applications for Discretionary Parking Permits from a total of 19 applicants, who had subsequently appealed against these decisions.

Resolved -

- (1) That with regard to applications 1.1, 1.6, 1.9 and 1.15, a third discretionary permit be issued, personal to the applicants and charged at the third permit fee;
- (2) That with regard to application 1.10, a discretionary permit be issued, personal to the applicant, and a second permit be issued charged at the second permit fee;
- (3) That with regard to application 1.3, a second discretionary permit be issued, personal to the applicant and charged at the second permit fee;
- (4) That with regard to application 1.4, a second discretionary permit be issued, personal to the applicant and charged at the second permit fee, and one free book of visitors permits;
- (5) That with regard to application 1.5 a third discretionary permit be issued, personal to the applicant and charged at the third permit fee, and one free book of visitors permits;
- (6) That with regard to application 1.11, the applicant be allowed to purchase up to 20 books of discretionary visitors permits per year;

- (7) That with regard to applications 1.0, 1.12 and 1.17 a discretionary permit be issued, personal to the applicant;
- (8) That the Director of Environment and Neighbourhood Services' decision to refuse applications 1.2, 1.7, 1.8, 1.13, 1.14, 1.16 and 1.18 be upheld.

(Councillor Ayub declared a personal non-pecuniary interest in application 1.9. Nature of interest: the applicant was his son)

(Exempt information as defined in Paragraphs 1 and 2).

(The meeting started at 6.30 pm and finished at 9.10 pm).

JOINT WASTE DISPOSAL BOARD
7 JULY 2015
(9.30 - 10.25 am)

Present: Bracknell Forest Borough Council
Councillor Mrs Dorothy Hayes MBE
Councillor Iain McCracken

Reading Borough Council
Councillor Paul Gittings

Wokingham District Council
Councillor Angus Ross

Officers Oliver Burt, re3 Project Manager
Chris Brooks, Reading Borough Council
Steve Loudoun, Bracknell Forest Council
Josie Wragg, Wokingham Borough Council

Apologies for absence were received from:
Councillors Terry and Pollock

1. Election of Chairman

RESOLVED that Councillor Mrs Hayes be elected Chairman of the Joint Waste Disposal Board Management Committee for the 2015/16 Municipal Year.

2. Appointment of Vice-Chairman

RESOLVED that Councillor Gittings be appointed Vice-chairman of the Joint Waste Disposal Board Management Committee for the 2015/16 Municipal Year.

3. Declarations of Interest

There were no declarations of Interest.

4. Minutes of the Meeting of the Joint Waste Disposal Board

RESOLVED that the minutes of the meeting of the Joint Waste Disposal Board Management Committee held on 26 March 2015 be approved as a correct record and signed by the Chairman.

5. Urgent Items of Business

The Chairman gave notice that she had agreed to the addition of an item of urgent business to the agenda for the meeting. The report related to the potential impacts that the outcome of the Government's Airports Commission report on the expansion of airport capacity in the South East might have on the on the Lakeside Energy from Waste Facility at Colnbrook.

6. Review of Governance Arrangements

The Board received a revised report providing an update on the work taking place to review the governance arrangements for the re3 public finance initiative (PFI) project.

It was reported that following a competitive interview process the position of Project manager had been offered to, and accepted by, Oliver Burt who would take up the position on 1 August 2015.

Work was underway to review the project team's structure and governance arrangements to ensure that they not only remained fit for purpose but also enhanced the way that the Board is able to oversee business and secure service improvements for the remainder of the PFI contract. The appointment of the new Project Director would result in the Contract Manager's role becoming vacant and in light of this review work the vacancy would in the interim be backfilled using secondment and acting up options.

RESOLVED that the Board note the contents of the Senior Managers' report and authorises the three senior managers to provide a report to the Board's next meeting which:

- i. Addresses the structure of the remainder of the team in particular the Contract Manager's role
- ii. Proposes some minor clarifications and modifications to the existing governance arrangements which oversee and facilitate the re3 project

7. Legislative Changes

The Board received and noted a report providing an update on recent and proposed changes in national legislation that would impact on the waste disposal sector.

8. Improving Waste Management in England

The Board received and noted a report providing an update on recent lobbying of the Government's newly appointed Resource Minister in an effort to engage with the minister and influence the future direction of resource policy.

9. Dates of Future Meetings

It was agreed that the next meeting of the Joint Waste Disposal Board Management Committee would take place on Friday 16th October 2015 at 9.30am at Smallmead Household Waste Recycling Centre.

10. Exclusion of Public and Press

RESOLVED that pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012 and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of items 12 and 13 which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person.

11. Finance Report

The Board considered a report providing an update on the progress made in relation to the shared re3 PFI contract since its last meeting.

It was noted that the residual tonnage at Smallmead HWRC was lower than forecast and the residual tonnage at Longshot Lane was in line with expectations. Whilst the volume of green waste being taken to the Household Waste Recycling Centres (HWRC) had fallen the amount collected through kerbside collections had increased and this was attributed to the work that had taken place to encourage the use of the kerbside green waste collection service.

It was questioned what plans were being put in place to deal with the expected increase in waste production brought about by increasing housing numbers in future years. It was noted that until the three re3 authorities had adopted their individual Waste Collection strategies it would be difficult for the Board to agree its strategic approach however officers were working to ascertain the range of options available and would be bringing a report on this work to a future meeting.

The Board noted the report.

12. **Contract Update**

The Board received a supplementary report providing an update on the progress made in relation to concluding contractual negotiations.

Having considered both reports the Board discussed the relative organisational needs in respect to bringing the matter to a conclusions having regard to the few outstanding matters under discussion.

It was agreed that the negotiation team would remain unchanged until the matter had been resolved to the satisfaction of the re3 Councils.

RESOLVED that:

- i. Subject to any oral update to the Board, provided that DEFRA and the Lenders confirm their agreement to the terms of the settlement and the proposed contract variations, the Board authorise the conclusion of the negotiations so as to affect the cessation of all further legal action
- ii. That Bracknell Forest's Chief Officer: Environment and Public Protection retain the authority of the Project Director for the purposes of dispute resolution in consultation with the Chairman

13. **Lakeside Energy from Waste Facility Update**

The Board received a report bringing the Board's attention to the potential impacts that the outcome of the Government's Airports Commission report on the expansion of airport capacity in the South East might have on the on the Lakeside Energy from Waste Facility at Colnbrook.

It was agreed that the Board would write to DEFRA expressing their concerns about the potential implications of the Commission's proposals and the impact that these would have on local authorities.

The Board noted the report and requested that they be provided with regular updates on the situation as it developed.

CHAIRMAN



**Minutes of the 81st AWE Local Liaison Committee Meeting
Wednesday 10th June 2015 at AWE Aldermaston**

Present:

Mr Haydn Clulow	Director Site, Chairman LLC
Cllr Lynn Austin	Ashford Hill with Headley Parish Council
Cllr Graham Bridgman	West Berkshire
Cllr Mike Broad	Tadley Town Council
Cllr John Chapman	Purley on Thames Parish Council
Cllr Jonathan Chishick	Tidmarsh with Sulham Parish Council
Cllr Roger Gardiner	Basingstoke and Deane Borough Council
Cllr Patricia Garrett	Baughurst Parish Council
Cllr Gerald Hale	Woolhampton Parish Council
Cllr David Leeks	Tadley Town Council
Cllr Clive Littlewood	Holybrook Parish Council
Cllr Marian Livingston	Reading Borough Council
Cllr George McGarvie	Pamber Parish Council
Cllr Ian Montgomery	Shinfield Parish Council
Cllr Ian Morrin	West Berkshire Council
Cllr Susan Mullan	Tadley Town Council
Cllr Barrie Patman	Wokingham Borough Council
Carolyn Richardson	West Berkshire Council
Cllr John Robertson	Mortimer West End Parish Council
Cllr David Shirt	Aldermaston Parish Council
Cllr Richard Smith	Sulhamstead Parish Council
Cllr Steve Spillane	Silchester Borough Council
Cllr Jane Stanford-Beale	Reading Borough Council
Cllr Clive Vare	Aldermaston Parish Council
Cllr David Wood	Theale Parish Council
Fiona Rogers	Head of Corporate Communications
Paul Rees	Head of Environment, Safety and Health
Carolyn Porter	AWE – LLC Secretary
Philippa Kent	AWE
Liz Pearce	AWE
Scott Davis-Hearne	AWE
John Steele	AWE
Peter Caddock	AWE
Anna Samuel	AWE
Scott Davies-Hearne	AWE
Dave Griffiths	AWE
Kevin Cole	AWE

Regulators:

Gary Booth	ONR
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Invited:

Superintendent Jim Weems	Thames Valley Police
Julian Tubbs	Royal Berkshire Fire and Rescue Service
Graeme Few	South Central Ambulance Service

Apologies

Apologies had been received from: Cllrs Penee Chopping, Royce Longton and Jeff Moss

Actions from the last meeting

Action 5/72 A specific request from Councillor Gardiner to invite a representative from the local emergency authorities to explain in more detail how they work with AWE.

Representatives presented at this meeting.

Action closed

Action 2/79 AWE to look at the possibility of including the population of the groups to which the data refers in future ESH data reporting

Covered by a standard statement contained in the ESH report

Action closed

Action 1/80 AWE to check the Perfect Day trend data to establish whether November 2014 figures reflect a record.

No it doesn't reflect a record but it is the maximum number of perfect days we have had for the third time since the scheme began in 2009.

Action Closed

Action 2/80 Secretary to provide Cllr McGarvie with members' e-mail addresses.

Provided in March.

Action Closed

Action 3/80 Information sheet to be provided outlining the steps AWE takes to minimise the effects of seismic disturbance.

This has been produced and issued at the meeting.

Action Closed

The Minutes of the 80th Meeting were accepted as a true record of the meeting.

Membership Changes

Cllr Lynn Austin is the newly elected member for Ashford Hill with Headley. Cllr Ian Morrin and Cllr Graham Bridgman are new members representing West Berkshire Council.

Members were advised that this was the last meeting where we will be joined by Gary Booth from the Office of Nuclear Regulation. Gary is moving to a new role and being replaced by Alan Wylie who we hope will be joining us at the September meeting.

Chairman's update

Community engagement

The Chairman reminded members about AWE's programme to engage more proactively with the local community. He reported on the success of the AWE stand at the recent Tadley Treacle Fair and encouraged LLC members to register for the AWE Showcase being held on the 27th June.

AWE will be launching its digital community storybook at the same time. The aim of the storybook is to celebrate the rich history and heritage of AWE sites and the breadth of work carried out over the decades. The call for contributions from the community has generated dozens of submissions and he thanked LLC members who have contributed to it.

Operational update

The Chairman told members that AWE is proposing to introduce a new 9 day fortnight working pattern across its sites at Aldermaston and Burghfield in August. It will support the company's drive for more efficient management and maintenance approach to the use of equipment, facilities and processes in support of core programme delivery. The new way of operating will see a working pattern of Monday to Friday in week 1 and Monday to Thursday in week 2.

He added that staff, Trades Unions and suppliers have been actively engaged in reviewing this operating pattern as have AWE's customer the MOD and key regulators.

AWE's on-site emergency responders will continue to be readily available 24/7, so this change in working pattern will not affect the safety and security of our sites.

Supercomputing upgrade

AWE is to receive an upgrade to its high performance supercomputing system to further boost the company's sophisticated scientific and technological capabilities.

The upgrade to AWE's existing supercomputer, called Spruce, will provide AWE with even greater scale and flexibility to complete scientific modelling at higher resolutions and faster processing speeds than ever before.

The upgrade to the Spruce supercomputers, known as Project Rosewood, comprises, two high performance systems with industry leading energy efficiency that has been specifically designed to run complex workloads at petaflop speeds i.e trillions of calculations per second. The new system will be up and running later this year.

Submarine Dismantling Project

The Chairman referred to the two presentations delivered at previous meetings about the Submarine Dismantling Project and the locally run consultation meetings that some members attended. He advised that the Post Consultation report is due to be published on the Government website at the end of June.

AWE makes Top 10 at Target Jobs Award 2015.

Members were told that following a huge national student vote AWE was short listed in the TARGET jobs National Graduate Recruitment Awards as one of the most popular graduate recruiters in the scientific research and development category. This year AWE was proud to be a top ten finalist for the award in the category, which also includes GlaxoSmithKline, AstraZeneca and Johnson & Johnson.

The survey draws on the views of 44,000 students and is now the largest of its kind in the UK. It informs the Guardian UK 300 publication, a ranked list of the Top 300 graduate employers in the UK. AWE improved its ranking moving from 144 in 2014 to 135 in the Top 300 listing.

Supporting local schools and colleges

The chairman told members that as part of AWE's community relations work, a team of its scientists and engineers is currently (April to June) carrying out a series of experiments in science lessons at local schools as part of a two-term Primary Science Challenge designed to inspire younger pupils.

On June 11th engineers and apprentices will be engaging with 300 secondary age students at the regional Teentech event spearheaded by BBC Tomorrow's World presenter Maggie Philbin.

Later this month AWE's apprentices are working with other companies in Newbury to run a Getting Girls into High Tech Industries event at Trinity School.

AWE graduates are also busy co-ordinating events which support the science curriculum at primary and secondary level this term. Alongside these events AWE are supporting post-16 learners in interactive STEM workshops and demonstrations at career carousel events for sixth form students.

Questions and Comments on the Chairman's update

Cllr Leeks reported that he had received good feedback on the AWE's stand at the Tadley Treacle Fair. He also asked whether we would be communicating the nine day fortnight with local businesses and was advised that local suppliers are being notified.

Cllr Shirt asked whether following the success of the Treacle Fair AWE would be available to run a stand at the Aldermaston and Wasing Show. He will liaise with the LLC Secretary on this.

Environment, Safety and Health Update

Paul Rees, Head of Environment, Safety & Health

Performance during the period

Paul Rees gave an overview of the ESH performance covering the period January to March 2015. He reported on the three process related events and the seven personal injuries incurred during the period.

He advised members that our investigation into the worker who fell from a ladder has been concluded and no immediate cause for the fall has been identified. However, some opportunities for potential improvements have been identified and actioned. The injured person has returned to work.

Highlights

Paul reported that zero community complaints were received during the period and there were no permit breaches. First aid injuries and total recordable injuries continue to decrease. The rates for injury performance in the contract year are better than those in any previous contract year and AWE has seen an 8% improvement in the OSHA First Aid Rate

External Report

Members were informed that the refined format of the external Environment, Health and Safety quarterly report is now in place and that a printable PDF is available on the AWE website for all 2015 issues.

Questions on Environment, Safety and Health Update

Cllr Shirt asked if reference to 'Community Complaints' and Corporate Complaints' are the same thing.

Paul Rees confirmed that they are and agreed that in future they would be referred to as Community Complaints.

Considerate Constructors Award

**Anna Samuel, Senior
Environmental Specialist (Mensa)**

Anna Samuel gave members an overview of the Considerate Constructors Scheme founded in 1997 by the UK construction industry to improve its image. The scheme looks at the direct or indirect impact on the image of the industry as a whole and focuses on impacts to the general public, workforce and environment.

Over 9000 sites are registered across the UK and the top performing 10% are nominated for a national site award. This year AWE added to its site awards by winning a Gold and Most Considerate Site Runner up for Project MENSA at AWE Burghfield.

The MENSA site demonstrated genuine concern over potential neighbour disruption, promotion of good practice among its site personnel both at work and at home. The monitor's report commended the site for achieving 'the highest possible standards and developing new and innovative practices'. These included the project Mensa landscaping scheme, waste recycling rate and on site baling, immediate local resident letter drops, an acoustic barrier and SuDS Pond Information Boards.

Site Update

Fire Detection Systems Improvement Programme

Mark Hedges, Head of Site

Mark Hedges reported that the improvement programme is now is 78% complete and we are on track to meet our completion milestone of October 2015.

Pangbourne Pipeline

Members were told that following a meeting between AWE, Defence Infrastructure Organisation (DIO) and MOD, next steps have been agreed. The Best Available Techniques (BAT) Assessment is to be reviewed and updated and will be shared with the Environment Agency and affected stakeholders over the next few months.

Questions on Site Update

Cllr Chishick referred to previous proposals to hold a meeting which is yet to materialize.

Mark Hedges advised that it is AWE's intention to hold a meeting but it has been postponed until AWE has gone through the next steps with the DIO and MOD as outlined above. The robust monitoring and surveillance regime already in place will continue.

When asked about the impact on traffic that the nine day fortnight might have **Mark Hedges** advised that reviews are in process. AWE is looking at the way it brings vehicles onto site, larger holding areas and increased parking space. An additional access gate will be opened and we will continue to monitor the flow of traffic. Residents should not notice any difference.

Planning and Estate Development Briefing

John Steele, Planning & Development Manager

John Steele updated members on planning applications and reported on the Travel Plan Survey.

Planning Applications

- **AWE Burghfield Flood Alleviation Update**

The planning application was approved in May 2015 and work is due to commence in August 2015. There will be resulting road closures and LLC members representing affected areas will be kept informed once the details are known.

- **AWE Aldermaston Facility Re-cladding**
A planning application was required to re-clad a 1940's hanger located near West Gate because it will alter the appearance of the building. The application was submitted in May 2015
- **AWE Aldermaston Energy Centre**
Facility providing temporary back- up power supply during power outages through the use of DRUPS. The facility requires the installation of 9 stacks to accommodate exhaust emissions when the DRUPs are in operation. The installation of the DRUPs will require a substantive change to AWE's Environmental Permit, an EP variation application will be submitted to the Environment Agency. The planning application and Environmental permit application will be submitted during the third quarter of 2015.

Questions on Planning and Estate Development Briefing

Cllr Morrin asked how AWE manages its outages currently

John Steel advised that we have adequate capability to manage outages now but the new centre is required to meet increasing computing requirements.

Cllr Shirt asked whether the Energy Centre building would be visible from Red Lane and John Steel confirmed it would not.

No other comments were made by LLC members.

AWE Aldermaston Travel Plan Survey – April 2015

John Steel advised members that AWE is bound by a legal agreement with West Berkshire Council to implement a travel plan mitigating the effects of increased traffic accessing Aldermaston site. Implementation of this plan is supported by annual gate surveys which monitor Travel Plan targets.

The target is 67% of cars coming onto site being single occupancy; the survey indicates this is being met and that 50% of the traffic accessing Aldermaston site does so through West Gate.

Ask the Regulators

Gary Booth from the Office for Nuclear Regulation advised members that the normal ONR Quarterly Report could be found on their website. He confirmed that the ONR would not be prosecuting AWE for breach of the licence instrument issued in 2007. Further enforcement action is not precluded but the regulator is content with the current storage of Intermediate Level Waste (ILW).

Cllr Shirt asked for clarification of new proposed changes to the boundaries for the Detailed Emergency Planning Zone (DEPZ)

Gary Booth explained that ONR has assessed the need for an off-site emergency plan of defined minimum radii around the sites and that it is proposing natural boundaries within and close to these radii in order to define the zone. This will result in the zone being more irregular shape than the current perfect circles. The draft of the DEPZ is being circulated to key stakeholders and a decision is expected in the next four months for formal adoption by West Berkshire Council

Local Emergency Services

Representatives from Thames Valley Police (TVP), Royal Berkshire Fire and Rescue Service (RBFRS) and South Central Ambulance Service (SCAS) each spoke about how their service works closely and interactively with Ministry of Defense Police (MDP) and AWE emergency services. These presentations formally close action 5/72.

Questions on Local Emergency Services

Cllr Shirt asked what impact the sites security measures have on the speed by which local emergency services can access sites.

Scott Davies-Hearne, Deputy Manager Emergency Response & Strategy, advised members that there are two primary access gates that the emergency services use and that provision is made for uncleared people to be escorted.

Cllr Wood asked what impact proposed TVP cuts will have on their level of support to the site.

Superintendent Weems confirmed there will be no impact to their operational capability.

Cllr McGarvie asked whether Hazardous Area Response Team (HART) has taken part in any AWE/offsite exercises.

Supt Weems confirmed it had, to test operatives and commander roles

AOB

Cllr Shirt thanked AWE for the use of the hi-vis jackets for the 'Clear Up Day' in March, and asked whether AWE could join in by clearing rubbish around the perimeter fence.

Mark Hedges confirmed that AWE did carry this out and will do again next year

Cllr Shirt referred to the statement made about Pegasus at the March meeting suggesting that more recent news seems to be contradictory

The Chairman advised that the Pegasus project is kept under regular review. No decisions on changes to the scope of the Project Pegasus have been made.

Cllr Spillane raised the issue of speeding vehicles in Silchester which his research indicates are either vehicles on school runs or individuals traveling to and from AWE. He has a list of key areas where the speeding takes place.

The Chairman agreed that AWE would raise staff awareness about the importance of adopting the same road safety regime off site as they are expected to on-site. He also asked to have sight of the list.

Cllr McGarvie referred to the survey he has conducted to establish members' views about the new MD's absence at LLC meetings. The survey indicates that members would like to the MD to attend some of the meetings if not all.

The chairman confirmed this would be discussed with the MD and reiterated Kevin Bilger's support for the work of the LLC and the value he places on community feedback.

Action 1/81 Traffic in general to be one of the topics covered at the next LLC meeting.

Cllr McGarvie asked new LLC members to send him their e-mail addresses.

The Chairman thanked the representatives from the emergency services for attending.

2015 Meeting Dates

Wednesday 2nd September

Wednesday 2nd December

Carolyn Porter
LLC Secretary

Reading Climate Change Partnership Board Meeting 13th October 2015

Venue: Offices of Kyocera Document Solutions

Present

Ben Burfoot – Chair – Reading Borough Council (RBC)
Cllr Paul Gittings - RBC
Tracey Rawling-Church – Kyocera Document Solutions Ltd.
Jenny Allen - Peter Brett Associates
Dan Fernbank – University of Reading
John Booth – Greater Reading Environmental Network (GREN)
Summreen Sheikh – Reading Borough Council

Apologies

Sally Coble - EA
Cllr Tony Page - RBC
Chris Rhodes - Transition Reading

Matters arising

Inter Climate Network – Scheduled for the 11th December in Council Chamber. It was hoped that board members would be able to attend. A briefing to include MPs briefing beforehand would depend on the availability of speakers and MPs. Previous attempts to arrange a briefing with MPs had not been successful.

RCAN events

A date of 24th November had been agreed (subsequently postponed). SS to inform JA of new dates for room availability at Peter Brett's offices.

LED streetlight colour – JB to speak to the Council about the possibility of yellower colour LEDs.

Divestment – A response will be made to the Council about divestment of funds from fossil fuels by GREN.

Chair for RCCP board

The Chair of the partnership Sally Coble has stood down. The board need to appoint another chair. It was agreed that a nominations process would be run between this meeting and the next in order to appoint a chair at the next meeting. Consideration of a rolling chair should also be made if no permanent chair is forthcoming. The board also agreed that an offer should be made to the Environment Agency to provide a person to sit on the board.

Proposal to make budget cuts to the Sustainability team by removing the sustainability managers post.

The chair gave an introduction to the proposal that was presented to the board. The proposal was for an alternative approach which would draw in sufficient funds to cover the majority of the costs outlined in the proposal through specific developing work areas. This would allow the Council to reduce the budget of the sustainability team by approximately 2/3rd of the amount proposed for removal of the post. The proposal included three main areas of work. i) Berkshire wide work supporting the EU structural funds projects. ii) Consultancy working for APSE (nationally). iii) Project manage the delivery of the Reading Climate Strategy Action plan.

The latter option would require the permission of the board to allocate £8.5k annually from the partnership's budget to cover the costs of work by the sustainability manager to drive the delivery of the programme. The

proposal also set out a further fee of £6k in 2016/17 for additional resource to manage the delivery of the climate change partnership.

Conclusion of board:

The board felt that the budget proposal lays open the question of the Council's commitment to the partnership.

The board have a great desire for this area to continue and intend to respond to the consultation.

Cllr Gittings explained that there were very difficult decisions to make and this is up alongside closing libraries and buildings such as South Street. He felt that the alternative proposal presented was a good one, however.

The board agreed that a proportion of the budget could be made available for officer support but this should not cover the cost of time spent attending the board or carrying out functions pertaining to this role.

Solar panel updates

Summreen explained that the government's consultation on feed in tariffs had led her to ask RISC to pre-register the RCCP community buildings for them as her timetable of installations would miss the end of year deadline. A loan agreement will need to be made with RISC and the FiT will be returned to RCCP. RISC may be reimbursed for any costs that are incurred by them. The board agreed to a suggestion made by JA that a letter of thanks be sent to RISC for agreeing to work with RCCP on community solar panels.

Renewable energy strategy

Ben explained that RBC have an engineering doctorate who could write a renewable energy strategy for the partnership. By taking him on as an employee of the council, we could get more for the money. It is estimated to be 30 days work, which would cost £5272.

The board felt that the uncertainty of the feed-in-tariff makes this an unsuitable time to write a renewable energy strategy, and could a financial appraisal of different technologies be produced instead. An interim report which would be a short piece of work including case studies of investments. Action - BB to come back to partnership with a proposal.

Grants

Institute of Education – after reviewing the new information that had been provided by IoE, the board agreed to fund this project.

Climate March – concerns around the reputational risk of being involved with a demonstration / publicity stunt were raised. It was agreed to review the publicity and event details and approve portions of the funding as details of the event emerged.

AOB

BB to send TRC updates for her presentation to the Reading Climate Change Partnership.

RBC, Berkshire Energy Pioneers Pre-Registration

The Bishop of Reading has a guided walk in support of climate change on 5th December.

Fossil Free Friday is this Friday (16th October)

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	24 NOVEMBER 2015	AGENDA ITEM:	9
TITLE:	CONSERVATION AREAS ENHANCEMENT PILOT PROJECT - UPDATE		
LEAD COUNCILLOR:	COUNCILLOR PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT
SERVICE:	PLANNING	WARDS:	ALL
LEAD OFFICER:	KIARAN ROUGHAN	TEL:	0118 9374530
JOB TITLE:	PLANNING MANAGER	E-MAIL:	kieran.roughan@reading.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 At its meeting in March 2015, this Committee considered a report on the enhancement of Conservation Areas in the Borough and agreed that a working group of relevant officers be set up to work with the Baker Street Area Neighbourhood Association and other groups to examine priorities for environmental action and improvement and ways to deal with priority matters within such areas within available budgets and resources. This report provides an update on matters considered by the working group and the progress that has been made to date.

2. RECOMMENDED ACTION

- 2.1 That Committee note the progress to date in setting up a working group to develop a conservation areas enhancement pilot project; the submissions of the representatives of each of the pilot conservation areas on the issues affecting their conservation areas; and the Priorities for Action for protecting and enhancing Reading's Conservation Areas produced jointly by the representatives of each of the pilot conservation areas;
- 2.2 That Committee notes the various actions by Streetcare, Environmental Health, Community Safety and Neighbourhood Initiatives that are already taking place in conjunction with the community, in particular in relation to the Russell Street/ Castle Hill Conservation Area;

- 2.3 That Committee endorses further work on the proposed actions for the pilot conservation areas outlined in the report relating to: the undertaking of a review of the Russell Street/ Castle Hill Conservation Area Appraisal; consideration of whether the Council should declare a Conservation Area at Risk for the Castle Hill/ Russell Street Conservation Area; consideration of enhancement and improvement works and future applications for grant assistance; consideration of the use and development of the various tools outlined in paragraph 4.9;
- 2.4 That Committee notes that, recognising the current severe pressure on resources, the actions and works outlined above can only be undertaken where there is local community organisation and voluntary assistance, and will depend on the involvement of Historic England.

3. POLICY CONTEXT

- 3.1 In light of the resolution of this Committee following its meeting in March 2015, Councillor Page invited a number of parties to attend a meeting to look at possible approaches to the enhancement of conservation areas and to set up a limited pilot project to examine what might be pursued within the parameters of available budgets and resources. The first meeting of the working group highlighted a number of issues including the need to review some conservation area appraisals, waste collection and streetcare issues, and the expanding use of single dwelling houses for HMO uses. The meeting agreed that:
- officers should invite representatives of the newly formed Historic England to attend a future meeting of the group to provide advice on the enhancement of conservation areas;
 - the groups would prepare assessments of priorities for action in their areas.
- 3.2 The meeting also raised issues about the detrimental impacts arising from the increasing number of changes of use from single dwelling houses to Houses in Multiple Occupation occurring in Conservation Areas. Committee will recall it subsequently agreed, at its meeting in July 2015, to proceed with making an Article 4 Direction for Jesse Terrace and there is a separate report on the agenda for this committee seeking approval for the serving of such a direction.
- 3.3 Conservation Areas are areas of special architectural or historic interest, the character and appearance of which should be conserved or where appropriate enhanced. Unlike listed buildings, they are designated at a local level, by the local authority. Specific controls are exercised in

these areas, relating particularly to demolition and minor development, as well as protection of trees. Different permitted development rights exist for such areas. Reading has fifteen Conservation Areas. These areas are designated because they have a particular, distinctive character, and usually provide a strong link to the history of the area.

- 3.4 Local authorities have a duty to consider the designation of conservation areas within their areas. Good practice recommends that conservation area appraisals should be produced for all such areas. These can include management plans that will include recommendations for action. Conservation Area Appraisals exist for all fifteen conservation areas in Reading. Copies of appraisals can be found at: <http://beta.reading.gov.uk/media/2584/Conservation-Areas-Maps/pdf/Conservation-Areas-Merged.pdf>

4. THE PROPOSAL

(a) Current Position

- 4.1 A second meeting of the working group, chaired by Councillor Page, was held on 25th September 2015. The purpose was for groups representing the 3 pilot conservation areas to outline the issues that they saw in their areas. Invited representatives from Historic England who had been invited and attended as guests responded to the presentations providing useful information and advice on how they might be able to assist the process in the future.

- 4.3 The groups each provided a presentation on issues in their areas. Copies of each of the presentations are attached in Appendix 1. Some common themes emerged from these presentations:

- issues with car parking;
- the change of use of single dwelling houses to HMO uses;
- the loss and alteration of front walls and railings to provide for off street parking or waste bin storage areas and the continuing risk of such loss;
- poorly maintained pavement surfaces;
- inappropriate traffic signs and street furniture;
- poor quality new development within and adjoining conservation areas.

There was also a view that all conservation areas should be recognisable as such and that the special green coloured street name signs should be used to denote all conservation areas.

- 4.4 The Baker Street Area Neighbourhood Association identified other particular issues with the Castle Hill/ Russell Street Conservation Area:

- Poor waste bin storage, fly tipping, furniture and other waste dumped in the front of properties or in the street leading to associated problems with vermin;
- Poorly maintained properties with inappropriate cables, wires, drainage pipes, satellite dishes, etc., on front facades and poorly maintained front garden areas;
- Issues with wires and cables installed by statutory providers and cable companies in a way that blights the appearance of the conservation area;
- Use of PVC in replacement and double glazed windows;
- Unsympathetic replacement front doors;
- Multiple satellite dishes on front elevations;
- Unrestrained estate agents advertising;

The association also referred to various other issues affecting their area including anti-social behaviour, various crime, graffiti, dog fouling, etc.

4.5 A further issue in relation to the St Peter's Conservation Area was in relation to the need to protect important vistas particularly in relation to views of the areas adjoining the River Thames. It was noted that the Redlands Conservation Area was still affected by the same issues outlined in the Conservation Area Appraisal undertaken in 2008. A particular issue relating to the retention of front and dividing walls was raised.

4.6 A three groups have also jointly produced a single paper on Priorities for Action for protecting and enhancing Reading's Conservation Areas. This sets out the following priorities:

- Raising awareness of Conservation Areas and developing community involvement through better information and communication with stakeholders and residents;
- developing policies to protect and enhance such areas in relation to a range of matters and actions;
- Policy and action to deal with the increase in HMOs and other small units of accommodation;
- Protect character through action to protect and enhance garden walls/ railings/ front gardens/ bins/ streetscape;
- Protect character through action to protect and enhance buildings / architectural features and details;
- Improved, more responsive, enforcement action possibly using the community to report incidences.

The paper also raises the possibility of forming a Conservation Area Advisory Committee involving representatives from each of the subject conservation areas.

4.7 Representatives from the Historic Places Team from Historic England were invited to, and attended, the meeting. They responded to a

number of the issues raised, talking about initiatives to tackle similar issues in other areas such as Oxford. They supported the whole council approach involving a number of services besides planning, such as Street care. They indicated that the Council on behalf of the community could bid for grant funding that is available, indicating that the council would need to declare the area a Conservation Area at Risk and add it to Historic England's Heritage at Risk Register. They advised that the Council should undertake a review of existing Conservation Area Appraisals for areas being considered for such treatment. There was also discussion about setting up Conservation Area Advisory Committees which aim to involve all stakeholders including landowners and agents operating in an area working together to bring about enhancements. They also discussed a number of tools and mechanisms that might be available to use including character appraisals (such as undertaken for Oxford), Article 4 Directions to remove permitted development rights (which might be used to control the loss of walls on the frontage of properties).

(b) Option Proposed

- 4.7 As a first step, officers will undertake a review of the Castle Hill/ Russell Street Conservation Area Appraisal as a pilot project. The pilot will assist in developing a methodology for undertaking such reviews (Historic England advised that the simplest way is to produce an addendum to the existing appraisal) and help in assessing the resource implications of undertaking such reviews. There is currently no resource available for undertaking such reviews. The review will provide an up to date assessment of the Conservation Area heritage asset and point to priorities for future action to maintain and enhance the heritage of the area.
- 4.8 The review of the Conservation Area Appraisal will inform consideration of whether the Council should declare a Conservation Area at Risk for the Castle Hill/ Russell Street Conservation Area. This is a requirement for making any application for grant assistance for improvements to the conservation area (Note: any grant will only cover a proportion of any costs involved and a condition of any grant is that there is match funding - there is currently no budget for such match funding).
- 4.9 The preparation of such a review will involve local representatives and stakeholders (including landowner and estate/letting agent representatives) to help identify issues and opportunities for enhancement. It will consider appropriate management tools that might include:
- Article 4 Directions to control inappropriate changes (such as the loss of front walls, etc.) that would otherwise be permitted development;

- Focussed enforcement action to remove or prevent unacceptable unauthorised development that has a harmful effect on the conservation area;
- physical improvements to the public realm, e.g. planting in highway land) which has already been undertaken in several streets in the Castle Hill/ Russell Street Conservation Area);
- the development of planning advice in relation to development within or adjoin individual conservation areas;
- other potential tools and actions.

Careful consideration would need to be given to the, potentially, substantial resource implications of using and implementing these possible tools and actions. There are, currently, no resources and no budget for any work of this nature.

4.10 Streetcare has been represented at the meetings of the working group. It is clear that many of the issues being raised are not in themselves “planning” matters but relate to parking practices and, for the Castle Hill/ Russell Street Conservation Area, particularly matters around how waste is stored and collected. Streetcare has undertaken environmental visual audits of the Area with BSANA and cleared a number of areas of waste dumping, etc. Streetcare has also undertaken the following actions in the Conservation Area:

- It is accepted that utility works will over time gradually erode the quality of footway surfaces. Reports of dangerous surfaces are always investigated and actioned. In addition, annual inspections are carried out to pick up any defects;
- Work will be put in hand with the Neighbourhood Officers’ (NO’s) to carry out street furniture audits in the conservation areas in their patches with a view to reducing the amount of clutter. In view of the current budget availability, it is unlikely that all the changes will be capable of being implemented in the near future, but a programme of work can be established and some progress can be made;
- All street name plates in conservation areas should have a green background and have the name of the conservation area printed on them. Over time, plates will be changed where they are missing or have been put in with a white background.
- With the help of BSANA, an on-street communal bin trial has been introduced in Anstey Rd to address issues of bins blocking footways. A review of the scheme is due in late November and a decision on whether to make it permanent, amend the scheme or remove the bin will be made soon after;
- Issues with rats chewing plastic bungs in communal bins are being addressed by sourcing metal bungs. The NO’s and Waste Minimisation Officer will monitor contamination and excessive side waste and fly-tipping and take the appropriate educational or enforcement action.

- The Council clears graffiti from highways and RBC property and will advise land owners about the most appropriate means of removing it from private property. The Council also provides clean up kits and training to community associations for graffiti removal. Streetcare also works closely with Environmental Health to address persistent dog fouling incidents.
- 4.11 It should also be noted that a number of trees were planted in the highway in the Castle Hill/ Russell Street Conservation Area in line with requests from BSANA under the Council's Tree Planting Programme during 20014/15. There are current discussions between the Council and BSANA about providing further trees this winter, subject to the position of underground services.
- 4.11 Environmental Health and Community Safety and Neighbourhood Initiatives are also in close contact with BSANA in relation to issues around HMO licencing, environmental protection/nuisance, anti-social behaviour and other neighbourhood action matters. It is clear that there is already considerable Council action in the area.
- 4.11 There has been a call for the Council to set up conservation area advisory committees (CAAC). Historic England advise that local planning authorities may set up CAAC's which should consist mostly of non-local authority people who represent the interests of residents and businesses and who are able to bring expertise or understanding of the area's history and amenity. Membership of a CAAC will, therefore comprise of people with an interest in the built environment and its heritage, and be drawn from local amenity societies, residents' associations, independent historical, architectural and planning experts, and local residents and businesses. There is no statutory duty for the Council to operate or facilitate CAACs, nor is there national guidance on how these should be organised, operated or on the composition of their membership. CAACs are independent of the Council and anyone can stand for election to be members.
- 4.12 Officers need to investigate how CAAC's work elsewhere but it would appear that there is no reason why local groups cannot set up their own committee and invite appropriate persons to be members. The local planning authority would agree to notify / consult a CAAC on planning applications affecting their conservation area and any comments made would be taken into account. The CAAC might also lead on local initiatives to maintain and enhance their conservation area. A CAAC might cover more than one conservation area. It appears that a CAAC is very much locally organised and would involve little officer input to set up. It should be noted that there are no resources currently available to support any CAAC.

Other Options Considered

4.21 Available budgets and resources are restricted and there is very little spare capacity to undertake the tasks and work discussed above in relation to other existing priorities. There is already a commitment to make an Article 4 Direction for Jesse Terrace which is having resource implications and there is now a commitment to produce a review of the Castle Hill/ Russell Street Conservation Area Appraisal. Further options related to this project are not considered appropriate given the current limited resources.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 Conservation Areas contribute to the conservation and enhancement of heritage assets in the town and to producing a sustainable environment and economy within the Borough. This report seeks meet the 2015 -18 Corporate Plan objective for “Keeping the town clean, safe, green and active.” Under the heading, Neighbourhoods, the Corporate plan aims to improve the physical environment - the cleanliness of our streets, places for children to play, green spaces, how we feel about our neighbourhood and whether we feel safe, have a sense of community and get on with our neighbours. This will involve designing and joining up our services around the needs of neighbourhoods, engaging and enabling local residents and targeting resources so that we can improve outcomes for the most deprived areas.

5.2 However, other aims under the Corporate Plan seek to balance the budget and any environmental improvements and other actions must be capable of being undertaken within existing budgetary resources.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 The Conservation Areas Enhancement Pilot Project is a response to concerns raised by community groups with an interest in their conservation areas. It is therefore responding to community concerns. The report recommends continued work with local community organisations.

6.2 The Working Group that has been set up has representatives from the communities with an interest in selected conservation areas. Any initiatives arising as part of the project will be responses to community engagement and their development and implementation will involve wider community engagement.

7. EQUALITY ASSESSMENT

7.1 The work of the Working Group is at an early stage and the specific proposals put forward in this report involve research and background with no immediate impacts. An Equality Impact Assessment scoping has not been carried out in relation to this report, but such an assessment may be required, along with, potentially, a full Equality Impact

Assessment, to support further initiatives that will be the subject of future reports.

8. LEGAL IMPLICATIONS

8.1 There are no direct legal implication arising from this report

9 FINANCIAL IMPLICATIONS

9.1 As indicated in the report, various services of the Council are already responding to a number of the issues raised within their existing budgets. The resolution of SEPT Committee in its consideration of the original report on "Enhancement of Conservation Areas," was that,a working group be set up to examine priorities for action and improvementin selected conservation areas *within available budgets and resources*.

9.2 The matters being raised by the community representative members of the working group and the actions listed in the joint, "Priorities for Action," reported above would involve significantly greater resources and corresponding financial implications than is available in terms of existing staff resources or existing budgets.

Risk Assessment

9.3 Any increase in workload will need to be carefully monitored as there is no budgetary provision for undertaking this project. Any increase in workload will affect the Planning section's ability to deal with other priorities.

BACKGROUND PAPERS

- Conservation Area Appraisals;
- English Heritage advice 'Conservation Areas at Risk'

CONSERVATION AREAS ENHANCEMENT PILOT PROJECT - APPENDICES

Appendix 1: Russell Street/Castle Hill Conservation Area Issues and Options

Appendix 2: St Peters Conservation Area - Appraisal of Issues

Appendix 3: **Redlands Conservation Area** Issues and Problems

Appendix 4: Report produced by the Working Group community Group Members, Protecting and Enhancing Reading's Conservation areas/

Russell Street/Castle Hill Conservation Area



An evaluation- Baker Street Area Neighbourhood Association (BSANA)
50
September 2015

overview-the issues

- **Inadequate Planning Protection and Development Control**
- **Inappropriate street furniture and paving**
- **Blighting by Cable and Telecommunications companies and installers**
- **Inappropriate maintenance of properties in the CA**
- **Substandard maintenance/shabby appearance of properties**
- **Bad refuse management**
- **Unrestrained Estate Agent's advertising signage**
- **Crime**

Inadequate Planning Protection and Development Control

- government planning relaxations have left CA's less protected
- local Article 4 directions are needed to restore/improve control
- tighter enforcement needed against breaches of planning permission in CAs
- greater fulfilment of duty under s.72, Planning (Listed Buildings and Conservation Areas) Act 1990
- persistent loss of features and character to buildings with no restriction

Government planning relaxations have left CA's less protected



The owner of the bedsit house on the left, just bought the next-to-last single family house on the right with original windows and original railings- We're afraid to think what will happen next...

Local Article 4 directions are needed to restore and improve control

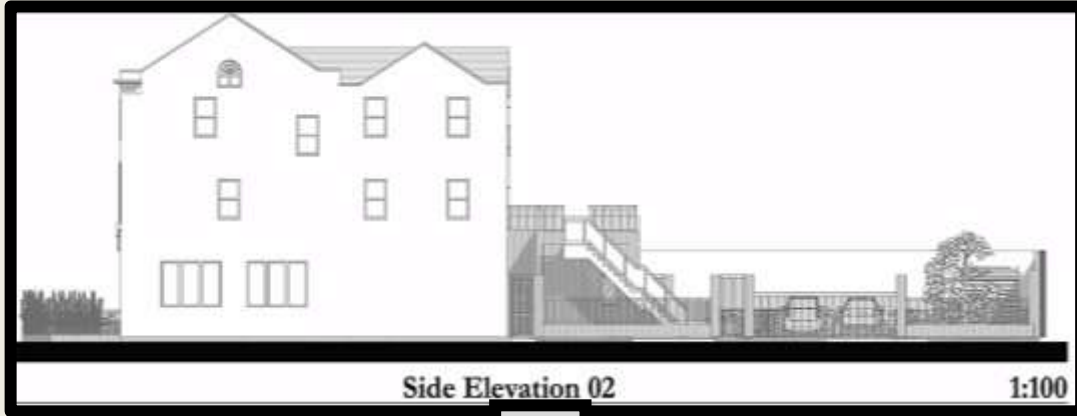


Article 4 Protection over exterior features and upcoming enhanced HMO protection

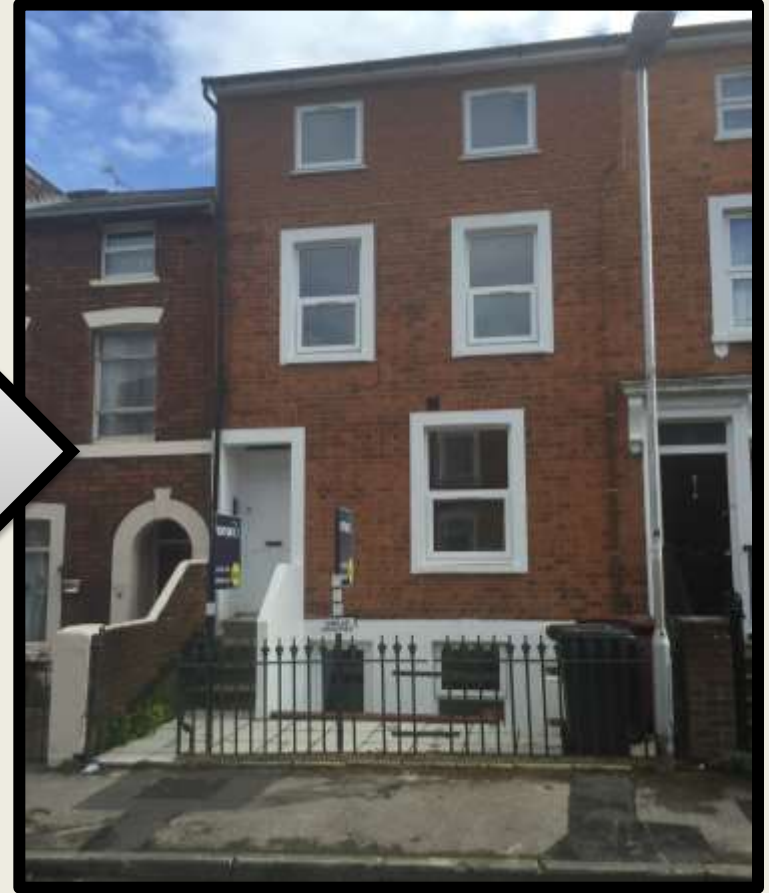
No article 4 Protection over exterior features or HMO proliferation



tighter enforcement needed against breaches of planning permission in CAs



greater fulfilment of duty under s.72, Planning (Listed Buildings and Conservation Areas) Act 1990



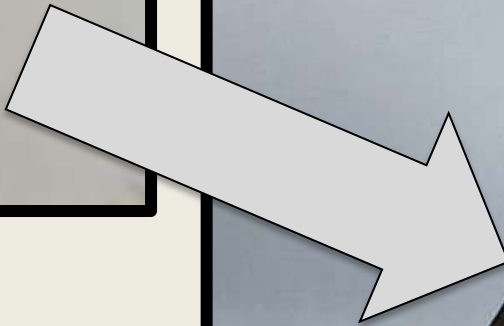
Approved plans allowed for:

1. enlarging of doorway to destroy period coping and moulding
2. removal of period railings
3. increased height for more residents

What we got:

1. negotiated with builder to save period railing ! 😊
2. Upvc windows/doors/basement framed with heavy white focused paint overpowering house

persistent loss of features and character of buildings with no restriction



Inappropriate street furniture and paving

- choice of lamp posts, litter bins, etc., needs to reflect local CA status
- suitable paving for pavements (and not tarmac) should be phased-in

choice of lamp posts, litter bins, etc, needs to reflect local CA status



suitable paving for pavements (and not tarmac) should be phased-in



Blighting by Cable and Telecommunications companies and installers

- failure to observe CA- related protocols on positioning satellite dishes(WAYLEN ST SATELLITES)
- loose and unsightly domestic connections/reconnections
- *knowledge and application of work in appropriate CA (JT telegraph pole)*
- non-removal of redundant on-street wires and cables

failure to observe CA- related protocols on positioning satellite dishes



loose and unsightly domestic connections/reconnections



knowledge of working in a CA



Successfully staved off a telegraph pole on Jesse Terrace – saving valuable sightlines

non-removal of redundant on-street wires and cables



Inappropriate maintenance of properties in CA

- stone cladding of period brickwork
- removal of period walls and railings/concreting of front gardens
- development of raised bin platforms
- much replacement walling not harmonising with CA character
- installation of Upvc windows
- unsympathetic replacements of front doors
- unsightly waste bin storage

stone cladding over of period brickwork



-polychrome brickwork ruined by indiscriminate cladding and stucco

removal of period walls and railings/concreting of front gardens



the development of raised bin platforms



**much replacement walling not harmonising
with street period character**



installation of Upvc windows



unsympathetic replacements of front doors



unsightly waste bin storage



Substandard maintenance/shabby appearance of properties

- faded/flaking, inappropriate paintwork
- unsightly walls, fences and overgrown hedges
- unsightly routing of wires and loose cabling on facades
- satellite dishes (often multiple) on street-facing facades
- unkempt front gardens
- waste deposits in front gardens

Inappropriate, faded/flaking paintwork



unsightly walls, fences and overgrown hedges



unsightly routing of wires, loose cabling, piping on facades



satellite dishes (often multiple) on street-facing facades



unkempt front gardens



waste deposits in front gardens



Bad refuse management

- Fly tipping of old mattresses, sofas, fridges, etc. on pavements and front gardens
- residents overfilling or inappropriately filling waste bins, leading to
- unsightly gaping bins attracting rats
- non-collection of overfilled or inappropriately filled bins, leading to
- further deposits of unsightly refuse alongside the uncollected bins.

Fly tipping of old mattresses, sofas, fridges, etc. on pavements and front gardens



**residents overfilling or inappropriately filling
waste bins, leading to
unsightly gaping bins attracting rats**



non-collection of overfilled or inappropriately filled bins, leading to further deposits of unsightly refuse alongside the uncollected bins.



Unrestrained Estate Agent's advertising signage

- **multiple resident occupation leads to greater amounts of signs**
- **all too many agents leave their signage displayed long after lettings made**

HMO/bedsit tenants leads to greater amounts of signs



Signs fighting for space 15ft. high in the air



Each flat gets a separate sign over the pavement

all too many agents leave their signage displayed long after lettings made



Crime

- Anti-social behaviour, dog- fouling
- Crime- prostitution, drug dealing, graffiti

Anti-social behaviour, dog-fouling



**ASB associated
with street-
drinking and
drugs-cans
needles,
undesirable
behaviour
perpetuating
run-down area**

Crime: prostitution, drug dealing, graffiti



and you ask, what's wrong?...

Unkempt bushes /front gardens

Blown out windows

Proliferation of wiring, antennae, satellite dishes

Dust bin proliferation





in answer to your query...

St Peters Conservation Area – Appraisal of Issues

Following the development of the document by interested Community Groups 'Protecting and Enhancing Reading's Conservation areas' submitted to RBC on 31st August 2015, representatives of the Caversham and District Residents' Association (CADRA) with the Friends of Caversham Court Gardens (FCCG) set out below some issues and potential pressure points in respect of the St Peters Conservation Area. St Peters is a small Conservation Area and whilst it may not have some of the extreme issues of some central Conservation Areas, there are increasing causes for concern.

1. Flats or HMOs have resulted in deterioration on the north side of Church Road. (No 37 & 33 garden replaced by gravel/ paving, bins in front garden, no greenery; No 31 multiple cars, bins left out) In contrast, the corner of St Anne's Rd is well managed, with a garden, parking & bins at the rear.



The front gardens and garden walls of these 4 substantial semi-detached houses are under pressure. There is a potential risk to the remaining garden walls which are characteristic of the period in Reading.



Gravel/paving frontage, removal of greenery, bins in front

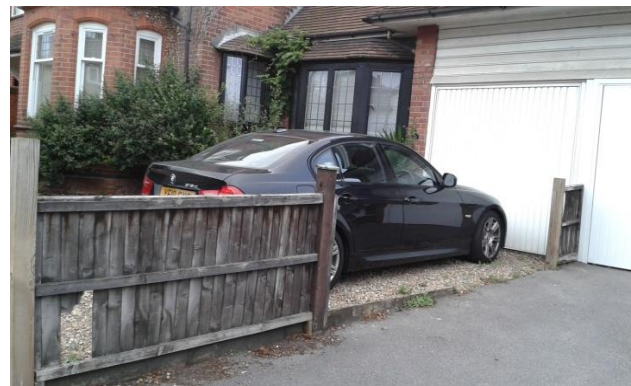


Velux roof lights would be preferable on rear roof slopes

2. Character – Walls and Railings: some walls in a poor state; one fence badly deteriorating; stretches of railing appearing in place of walls up St Peter's Hill beyond Woodrow Court (No 47 Church Road).



Railings replacing flint walls, St Peters Hill



Fences in disrepair, Church Street



Traditional walls at risk



Brick boundary wall to Caversham Court Allotments on The Warren in disrepair



The Warren. The road gutter nearest to the wall is being increasingly eroded by heavy rain creating a river effect. This, in turn is eroding the ground between the wall and the road.

3. Street furniture and surfacing. Ill-assorted street furniture (bollards, litter bins, crash barriers, signposts); pavements of patched tarmac following utilities work; camber on pavement on south side very difficult for pedestrians, and narrow; parking on pavement in front of Caversham Court, obstructing pedestrian movement.



Trip hazards – poorly maintained pavement surface on north side of Church Street (technically outside CA)



Three different bollard types within a few metres of each other. Rationalisation to suitable cast iron bollards shown to the right could take place as and when maintenance/ replacement is required. Advantage should be taken when development occurs. E.g. 13 – 17 Church St where unsightly concrete filled steel pipe bollards remain in front of the new development.



There is scope for the rationalization of street furniture. The lamp post next to a bin attached to a redundant pole crowd the narrow pavement and detract from the listed building behind.

4. Vistas towards the Conservation Area. The RBC appraisal plan reproduced at the end of this document highlights several important vistas (yellow arrows) which look towards the Conservation Area from Caversham Bridge and the Thames Promenade on the South Bank of the river. These views give the impression of a green escarpment rising from the river and are important. Recent developments have started to impinge on these views. The new canoe club, at its eastern end detracts from the setting of the restored gazebo in Caversham Court Gardens. This particular problem could be simply ameliorated by the planting of small trees or large shrubs when an opportunity arises. Further back, a recent house in the area of the Warren breaches the tree line and the white gable emphasizes the intrusion. The effect of development on these important views should be considered by RBC when proposals for development are brought forward in the Warren and Upper Warren Avenue (although those areas themselves may be outside the Conservation Area)



Views towards the Conservation Area from Caversham Bridge and the Promenade

5. Heritage sites. St Peter's Conservation Area is the site of Caversham's oldest church, dating from 12th century or earlier. Caversham Court is a tourist and entertainment venue. Visitors arrive from the nearest hub: railway station, Thames Prom car park, Caversham centre car parks. They then walk along a very narrow and obstructed pavement with heavy traffic passing. Parking on the pavement frequently obstructs the footway outside Caversham Court. Those with wheelchairs, walking aids or pushchairs experience real difficulty and are often forced into the very busy road.



Parking on pavement outside Caversham Court, obstructing footpath

6. Development adjoining or close to the Conservation Area.

Reference was made in item 4 to the importance of considering the effect of potential development outside the Conservation Area or close to it, on the perceived quality of the Conservation area. The recent development in Church St. attempts to relate to the gables of adjoining buildings. However the extra height of this new building and the quality of architectural detailing on the upper floors do not enhance the Conservation Area and the listed buildings on the other side of the road.



24 September 2015

Plan of St Peter's Conservation Area



TITLE St Peters Conservation Area

- 1 St Peters Church and Churchyard
- 2 Caversham Court
- 3 The south side of Church Road
- 4 The north side of Church Road / St Peters Hill

SCALE 1:2500

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Reading
BOROUGH COUNCIL
PLANNING SUPPORT TEAM

Enhancement of Conservation Areas

MT/CONS

Meeting 25 September 2015 at 2.00

Notes for Item 3: Conservation Area Issues and Problems

Redlands Conservation Area

1. Redlands Conservation Area does not have any formal group or Association and I have been asked by the local Neighbourhood Action Group, which includes this area, to submit comments to this meeting.
2. I qualify as I have been a resident in this area for nearly 40 years and have practiced as an architect until I retired 9 years ago. I have carried out several projects in Reading and these include work in Redlands CA, two others and I was lead architect employed by Reading BC for the Town Hall restoration and alterations from start to finish.
3. Redlands Conservation Area Appraisal was published in March 2008 and follows the format advised by English Heritage. I have read this carefully and much of the content is still applicable apart from some policies which have changed since. If anything the Area is in a stable condition and in parts has improved. This results from:
 - Redlands has a high proportion of responsible owners many of whom have made positive improvements to properties in private ownership.
 - Problems, pressures and issues noted in paragraph 6.10 of the Appraisal are unchanged and still need attention.
 - The pressure on housing in Redlands Ward as a whole is great and some single properties converted to Houses in Multiple Occupancy. The Council put in place an Article 4 Direction in parts of Redlands which came into force in May 2013. As far as I can tell this has been effective within the Conservation Area although the Council has dealt with a number of applications for change of use within the Article 4 area and indicated that an early review is required. I support this.
 - Like many similar parts of Reading on street car parking is a major problem. Upper Redlands Road has had a Residents Parking Scheme since 2005-6 but in spite of several changes it remains hazardous. On 15 September 2014 the scheme was extended to include New Road and the effect has been remarkable and positive. Whilst such schemes do not form part of mainstream conservation this area now feels like a conservation area as the buildings can be seen. The downside is that there will be further pressure on Marlborough Avenue and Elmhurst Road which are in the same Conservation Area but declined to participate at that time.
 - There are two major institutions in or close to this area, namely The Royal Berkshire Hospital and the University of Reading. Whilst neither impacts directly on the fabric of the Conservation Area they both suffer from inadequate accommodation and car parking on site which, in turn, increases the pressure on the building stock and roads in Redlands CA.
4. Problems:
It will be evident from the above that Redlands CA is generally in 'good shape'. I have noted some areas for action in 6.10 of the Appraisal where nothing has happened. I do not propose to recite them here and it is very likely that such items will apply to most Conservation Areas in the town. However these matters should not be left any longer.

There is one particular characteristic that requires attention now. One notable feature of this Conservation Area is the extensive brick walling that divides or encloses the various properties from each other and from the highways. A major reason why these are here is because Reading is renowned for its brickworks and the variety of ways in which brick has been used. This may seem like a small issue but it is not. Here are relevant reasons:

- Two planning applications were submitted to and refused by this Council. The first was at 37 Upper Redlands Road by the West Berkshire Health Authority in 1992 and the second in the rectangle enclosed by Redlands Road, Upper Redlands Road and New Road. The latter was a major proposal by the University of Reading in 1996. Both applicants appealed to the Secretary of State and both appeals were dismissed.
- In each case the Inspectors remarked on this aspect of the Conservation Area and one noted “*..and the red brick walls which are a particular feature of the area.*” The Council has also recorded this as a “*positive contribution*” in its general comments included in the 2008 Appraisal.
- At the time of the Appeals PPG15 was the main Government Guidance and walls such as these required Conservation Area Consent before demolition. Later in that decade the Government issued a Ministerial Circular which effectively removed that protection. This was a major change.
- What is the current situation? The Government has issued a Direction titled: **THE CONSERVATION AREAS (APPLICATION OF SECTION 74 OF THE PLANNING (LISTED AND CONSERVATION AREAS) ACT 1990 - DIRECTION 2015**. This came into force on 15 April 2015. In Paragraph 4 titled: **Buildings to which section 74 of the Act does not apply** and in subparagraph (b) excludes the need to apply for permission to demolish walls, gates, fences etc. other than those above a modest height and there is no requirement to reinstate.
- Another aspect is the age of these walls. Most are well over 100 years old and up to 150 years. These walls are valuable to the Conservation Area but given their age are becoming dangerous as the foundations are slim and the walls built of lime mortar. Evidence of failure, instability and rebuilding is available. There is no requirement to rebuild however and this can be expensive.
- Much the same argument applies to enclosures at the front of properties facing the highway.

The questions which follow are:

- Is my understanding of the Direction 2015 correct?
- Given that Article 4 Directions can be made when the “*..the character of an area of acknowledged importance would be threatened..*” I request that an Article 4 Direction be made to cover all items listed in bullet points 4 and 5 above regarding enclosures and especially brick walls in the Redlands Conservation Area. Please comment.

Michael Thomas

24 September 2015

Protecting and Enhancing Reading's Conservation areas

Introduction

On March 26th 2015 Reading Borough Council's Strategic Environment, Planning and Transport Committee considered a paper on the 'Enhancement of Conservation Areas' in Reading. This was partly in response to concerns raised by the Baker Street Area Neighbourhood Association (BSANA) over the deterioration of the Russell Street/Castle Hill Conservation Area and the suggestion that this Conservation Area should be considered for designation under the English Heritage "Conservation Areas at Risk".

The Committee agreed "that a working group of relevant officers should be set up under the Head of Transportation and Streetcare, working in consultation with interested community groups to examine priorities for action and improvement and ways to deal with priority matters in selected conservation areas within available budgets and resources". This was initially to include those Community groups which had shown an active interest including Baker Street Area Neighbourhood Association (BSANA), Caversham and District Residents Association (CADRA), Reading Civic Society, and Redlands representatives and to focus initially on areas considered most at risk.

The first meeting of this Working group with the Community groups listed above took place on 17 June 2015 and Councillor Tony Page suggested that it would be helpful if the representatives of the Community Groups could set out some priorities for action prior to the next meeting with RBC. RBC are requesting someone from English Heritage to speak to the next meeting.

The Community Groups present at the 17 June meeting have now sounded out all who attended and held a further joint meeting to establish and agree priorities. These are set out below.

Priorities

1. Raising awareness of Conservation Areas/ Community Involvement

Do local people know where Conservation Areas are, what they are, and their value? There is a need to demonstrate issues to the general public, Councillors, relevant Council Officers and Press and particularly to owners and residents in Conservation Areas. Some areas of rented housing within CAs have absentee landlords and high residential churn with a resulting lack of community interest and 'buy in' by people on short tenancies and their landlords. This situation is exacerbated in areas where there is a high density of such properties. How can communication with these tenants and their landlords be improved so that information about CAs is better distributed and understood?

There is a need for clear policies and procedures for Conservation Areas including street furniture, Environmental Visual Audits (EVAs), street trees, satellite dishes, external cables, front gardens and more. Guidance needs to be developed to allow Community Groups play an effective part?

Points for consideration:

- Letter / electronic communication by RBC with a standard explanation of rights and responsibilities within the Conservation Area to householders/ property owners/managing agents/ residents in CAs.
- Contact/ communication with local estate agents and letting agents by Community Groups.
- Do the newly appointed Neighbourhood Officers (Public realm) have summary information and advice on the Conservation Areas in their patch to utilise and quote in management and correspondence? Are they briefed to use the Anti -Social Behaviour, Crime and Policing Act – 2014 where it appropriate to apply pressure to landlords/owners and residents within CAs?
- Are there/ should there be specific higher standards for Conservation areas, viz more frequent EVAs in parts of CAs known to be under pressure.
- Are EVA programmes drawn up to allow community groups with an interest in CAs to take part in them?
- Does the policy on street furniture include specific standards for Conservation areas and are the Officers who purchase aware of CA boundaries.

2. Policy and the increase in HMOs and other small units of accommodation.

CAs cover some 3% of the area of Reading, however in a number of CAs, the increase in the number of HMOS, bedsits and small flats is severely damaging the

physical character of historic buildings and streets. The proposal for an Article 4 Direction in respect of Jesse Terrace in the Castle Hill / Russell St CA is welcomed. Community Groups would like to explore with RBC the following:

- Further Article 4 directions in CAs under pressure where frequent irreversible damage is occurring.
- Input into the proposed review by RBC of 'Residential Conversions-Supplementary Planning Document'.
- Confirmation of the current state of progress of the Draft Heritage strategy of March 2014.

3. Character - Garden walls/railings/front gardens/ bins/streetscape

Existing garden walls, railings and front gardens are a fundamental part of the character of CAs. In a number of CAs these features are being destroyed or are at risk and have less protection than formerly. This is a general source of concern. Bins and their visual impact, particularly in large numbers where houses are converted to small units, are a visual blight. High level street wires and poles, many redundant, are an issue in some areas.

- What further protection can be given to historic garden walls and railings? Should further Article 4 directions be considered for these features?
- RBC are piloting some communal bin schemes, should some of these pilots be carried out in selected areas in CAs?

4. Character - Buildings / architectural features and details

In some CAs, the architectural details and features of buildings are being eroded and in many cases irreversible damage has occurred. Issues include multiple satellite dishes, unsympathetic UPVC window replacements, loss of original doors, loss of chimneys, front gardens wholly taken up with multiple bins (see above). Additional waste pipes and redundant wires festoon many building facades.

- What further actions can be taken to prevent further erosion of architectural detail and subsequently what steps might help the reversal of existing damage?

5. Enforcement Action

It is recognized that Community Groups can be the 'eyes and ears' of the Enforcement team and that Enforcement is key to protecting Reading CAs. There is substantial evidence of non-compliance with aims stated in 'Conservation Areas

in Reading.' Action is happening too late, retrospectively or not at all, even when incidents are reported. It is recognized that the Enforcement Team of three people is small and under pressure. A separate aspect of Enforcement is the Anti-Social Behaviour, Crime and Policing Act 2014 and the issue of Community Protection Notices.

- How can Community Groups better assist the Planning Enforcement team?
- What further action can be taken by the Enforcement team to ensure compliance with existing policies?
- How can community Groups better assist with Community Protection Notices?

The potential of a CAAC

In addition to shortlisting the priorities set out above, the Community groups who have met together have discussed the possibility of forming a Conservation Area Advisory Committee (CAAC). These have been set up in many other cities and towns by Community Groups to work in conjunction with Councils in protecting and enhancing CAs. Many are specifically listed on Council websites.

The concept of this would be an umbrella group to co-ordinate, share information and expertise between local groups involved with CAs and to cooperate with RBC on improvement, enhancement and enforcement. It would be the intention to seek out representation from other CAs not yet represented. We would like to discuss further the merits of this idea with RBC.

This paper has been put together by representatives of BSANA, CADRA, Reading Civic Society and individual representatives of Redlands Conservation area.

25 August 2015

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	24 NOVEMBER 2015	AGENDA ITEM:	10
TITLE:	JESSE TERRACE - PROPOSED ARTICLE 4 DIRECTION IN RELATION TO SMALL HOUSES IN MULTIPLE OCCUPATION.		
LEAD COUNCILLOR:	COUNCILLOR PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT
SERVICE:	PLANNING	WARDS:	ABBAY AND MINSTER
LEAD OFFICER:	KIARAN ROUGHAN	TEL:	0118 9374530
JOB TITLE:	PLANNING MANAGER	E-MAIL:	kiaran.roughan@reading.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 At the meeting of this Committee on 26th March 2015, a petition was received requesting the extension of the existing Article 4 Direction that covers Jesse Terrace in Abbey Ward, which controls changes to the external appearance of buildings. The request was to also bring changes of use to small HMO use under planning control. In his response to the petition, Councillor Page (Lead Councillor for Strategic Environment, Planning and Transport) stated: "In the meantime I have arranged for a response to this petition, and an interim report on the review, to be brought to the next meeting of this Committee on 15th July."
- 1.2 In July 2015, this Committee considered a review of the current small HMO Article 4 Direction which covers parts of Katesgrove, Park and Redlands Wards, including whether it was a measure that could be used in other areas of the Borough. Committee noted the results of the review, agreed that the existing Supplementary Planning Document on Residential Conversions should be reviewed and that proposals for an Article 4 Direction covering Jesse Terrace to prevent changes of use from a C3 dwellinghouse to a C4 small house in multiple occupation be brought forward to a future meeting of the Committee.
- 1.3 This report proposes the making of a new Non Immediate Article 4 Direction to control changes of use to small HMO use for the properties in Jesse Terrace, Reading.

2. RECOMMENDED ACTION

- 2.3 That Committee approves the making of a non-immediate Article 4 Direction to remove permitted development rights to convert from a C3 dwellinghouse to a C4 House in Multiple Occupation for Jesse Terrace as shown on the map in the Notice attached at Appendix 1.

3. POLICY CONTEXT

- 3.1 In September 2008, the Department for Communities and Local Government published a report entitled, 'Evidence Gathering - Housing in Multiple Occupation and possible planning responses. The report detailed the outcome of an evidence gathering exercise which was undertaken to review the problems caused by high concentrations of houses in multiple occupation.

- 3.2 This report summarised the impacts of HMOs (in particular where there are high concentrations of student housing and population) to include:

- *Anti-social behaviour, noise and nuisance;*
- *Imbalanced and unsustainable communities;*
- *Negative impacts on the physical environment and streetscape;*
- *Pressures upon parking provision;*
- *Increased crime;*
- *Growth in private rented sector at the expenses of owner-occupation;*
- *Pressure upon local community facilities; and*
- *Restructuring of retail, commercial services and recreational facilities to suit the lifestyle of the predominant population.'*

- 3.3 Planning legislation relating to Houses in Multiple Occupation (HMOs) subsequently changed on 6 April 2010 and a new planning use class (C4) for small HMOs (see definition below)¹ was introduced. Further changes came into effect on 1 October 2010. Currently, changes between a dwellinghouse (C3) and the new use class 'C4', which relates to a small HMO, can be carried out without the need for planning permission. They are classed as permitted development. However, there are powers for a Local Planning Authority to make an "Article 4 Direction" to remove those permitted development rights.

- 3.4 The findings of the impacts of concentrations of HMO's are very similar to the impacts that are highlighted in parts of the Borough. The Council

¹ A property, which is occupied by 3-6 unrelated individuals, who share one or more basic amenities, is an HMO under the new Use Class C4: Houses in Multiple Occupation. If there are more than 6, it is likely to be classed as a 'large HMO' (sui generis) which will be outside Use Class C4.

identified a particular problem with high concentrations of HMO's associated with the student population attending Reading University. An Article 4 Direction was made on 16th May 2012 to remove the permitted development rights to convert a dwellinghouse (C3 use class) to a small house in multiple occupation, with between 3 and 6 unrelated inhabitants (C4 use class). This Article 4 Direction was for an area covering much of Katesgrove, Park and Redlands wards.

- 3.5 In order to remove permitted development rights, evidence must suggest that there are exceptional circumstances where the exercise of the permitted development rights would harm local amenity or the proper planning of the area. There needs to be strong justification for the making of an Article 4 Direction.
- 3.6 An Article 4 Direction would mean that planning permission is required to convert a dwelling (C3) to a small HMO (C4). It would not mean that a particular type of development cannot be carried out, but simply that it is no longer automatically permitted. Applications would be assessed in the usual way against national planning policy and policies in the Local Development Framework. An Article 4 Direction would not necessarily mean that the Local Planning Authority would refuse planning permission for works but it would enable the authority to retain some control over the detail of the proposed development and to grant permission subject to appropriate conditions and to consider whether there was specific harm resulting from the proposed development.
- 3.7 In procedural terms there are two main types of Article 4 Direction:
- Non-immediate directions (the direction only takes effect and permitted development rights are only withdrawn upon confirmation of the direction by the local planning authority following local consultation); and
 - Immediate directions (where permitted development rights are withdrawn with immediate effect, but must be confirmed by the local planning authority following local consultation within six months, or else the direction will lapse).

Article 4 (and Schedule 3, "Procedures for Article 4 directions") of The General Permitted Development Order (GPDO), which was fully revised in 2015, provides that an immediate direction can only be used where the authority consider that there is an urgent need to take action as the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area.

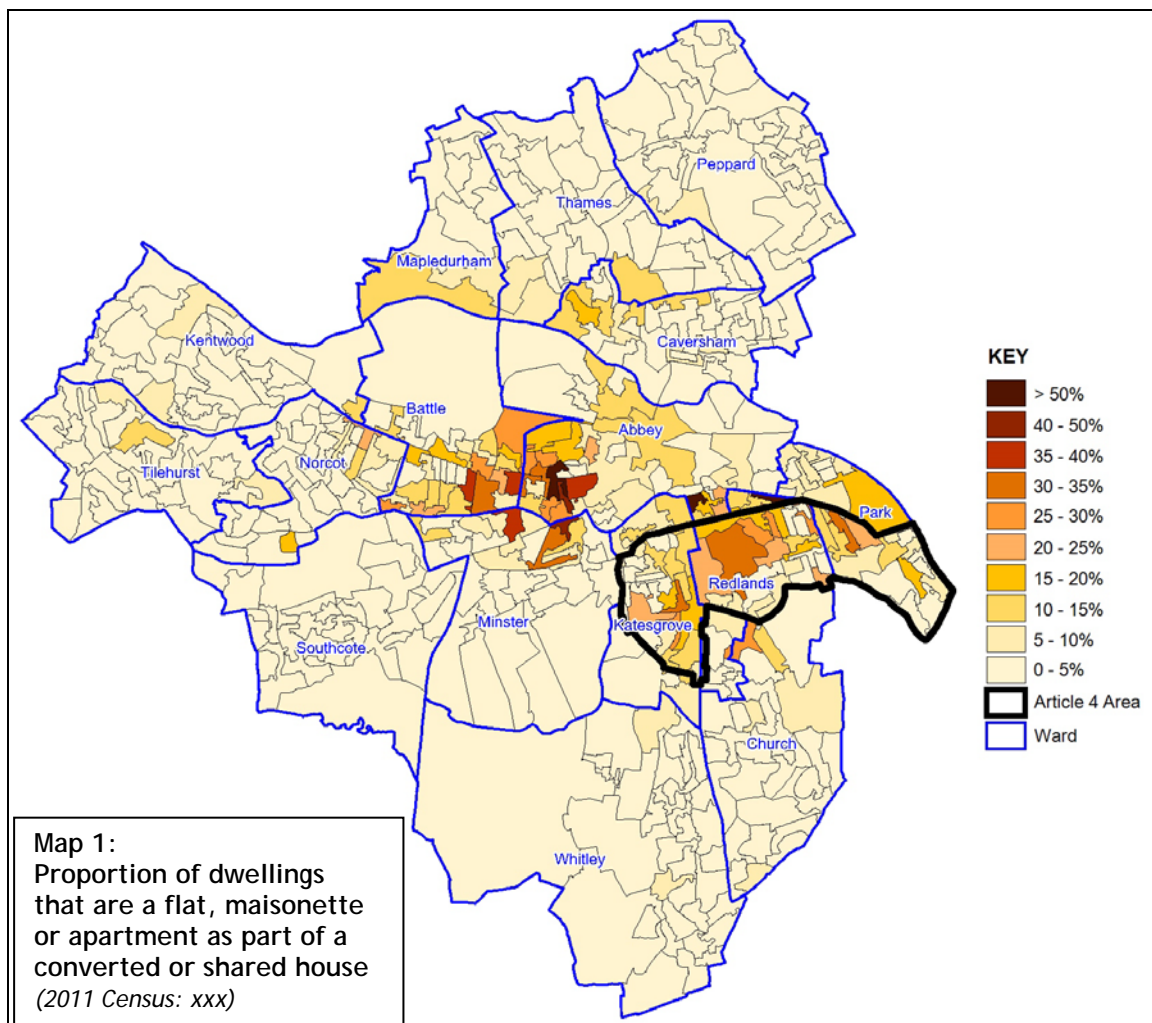
- 3.8 Where an application is made solely because of an Article 4 Direction, the Local Planning Authority could be liable for paying significant compensation for abortive work or other loss or damage directly attributable to the withdrawal of permitted development rights. This applies if an immediate direction is introduced. However, this risk is

removed if a non-immediate Article 4 Direction is served and a minimum period of 12 months prior notice of the withdrawal of permitted development rights is be given. However that does give notice that might promote conversion activity to take place before the direction comes into effect.

4. THE PROPOSAL

(a) Current Position

- 4.1 At the March meeting of this Committee, a petition was received requesting the extending of the existing Article 4 Direction that covers Jesse Terrace in Abbey Ward to also bring changes of use to small HMO use under control.
- 4.2 At its meeting in July 2015, this Committee resolved that proposals for an Article 4 Direction covering Jesse Terrace to prevent changes of use from a C3 dwellinghouse to a C4 small house in multiple occupation be brought forward. It was considered that its location within the Russell Street/Castle Hill Conservation Area, the unspoilt character of the street, and its importance as an example of a very fine, attractive street with interesting architectural detail of a type that is important to Reading's heritage, was justification for restricting further changes of use to HMO use in Jesse Terrace. The Article 4 Direction would seek to control the proliferation of HMO use in order to prevent detrimental effects on the physical character of the street.
- 4.3 Census information shows that the general area of the Castle Hill/Russell Street Conservation area has relatively high proportions of dwellings that are a flat, maisonette or apartment as part of a converted or shared house compared to other parts of Reading, although it does not have particularly high concentrations of HMO's compared to other parts of Reading. Nevertheless such concentrations are having detrimental impacts on the area of the sort noted in paragraph 3.2 above.



- 4.4 Council Tax and Environmental Health records point to three properties in Jesse Terrace being in HMO use. Information from the advertising of properties on the web points to two additional properties being used as HMO's. The total recorded proportion is therefore around 17%. This means that the street has a proportion of HMOs which is somewhat greater than for Reading as a whole (i.e.10%).
- 4.5 In moving forward with an Article 4 Direction, the original petition sought that the existing direction covering Jesse Terrace be extended to cover further changes of use to HMO use. However, any Article 4 Direction prepared now will have to be under the new 2015 GPDO. The existing Article 4 Direction is dated 19th July 2004 and was made under the GPDO 1995 and the new order changes all the statutory references. The existing direction also relates solely to operational development whereas the new one would be to cover change of use. Legal advice is that the Council should make a separate Article 4 Direction just covering Part 3 Class L.
- 4.6 As indicated, there are two forms of direction, an immediate and a non-immediate direction. The Council's clear legal advice is that an Immediate Article 4 Directions should be limited to situations where

there is an urgent need to protect the proper planning or local amenity of the area because there is evidence that the development to which the Direction relates has occurred and is and would be prejudicial to the proper planning of the area or constitute a threat to the amenities of their area. This is a high hurdle.

4.7 Legal advice is that if the Council sought to make an immediate direction it would be open to challenge either through representations to the Secretary of State who has to be notified of such a direction or through judicial review proceedings in the courts. In addition an immediate direction carries with it the threat of compensation. If planning permission is refused for an application only required as the result of an Article 4 Direction or is granted on less favourable conditions to those in the GPDO, an owner or any other person with an interest in the land may apply for compensation. Compensation covers (1) abortive expenditure and (2) loss or damage caused by the loss of PD rights.

(b) Option Proposed

4.8 It is recommended that the Council makes a non-immediate Article 4 Direction to remove permitted development rights to convert from a C3 dwellinghouse to a C4 House in Multiple Occupation for Jesse Terrace, Reading. A copy of the direction is attached at Appendix 1. This contains a map defining the area of Jesse Terrace to which the direction will apply. Once served following approval by Committee, there will be an opportunity for parties to make representations and the Council can consider amendments to the direction. The notice will make clear that the direction will not take effect until after 12 months from the date of the notice.

4.9 Once the direction takes effect, planning permission will be required to change use from a C3 dwellinghouse to a C4 small house in multiple occupation. Such applications will be considered in the light of relevant policies (currently policies CS18 and DM8) and the advice in the Council's Supplementary Planning Document on Residential Conversions.

4.10 Committee needs to note that exemptions from paying council tax exist where houses are occupied by students. Such exemptions are recorded on Council Tax records which, along with other information (mainly licencing information), provides a good indication of HMO use in those areas which have high concentrations of students. In areas not used by students, there are no such records of HMO use and it is therefore very difficult to establish through verifiable evidence those properties that are in HMO use at any one time. Obtaining such evidence is often very difficult and very resource intensive. It also has to be noted that applications made solely because permitted development rights have been removed by an Article 4 Direction are free of any planning application fees. Dealing with such applications, including any evidence gathering that is needed, will be expensive in terms of staff resources.

(c) Other Options Considered

4.11 Not proceeding with an Article 4 Direction would save resources for the Council. However, it would not do anything to address the specific concerns regarding preserving the character of Jesse Terrace that have been raised.

4.24 Widening the coverage of an Article 4 Direction to a wider area would be significantly harder to justify on the basis of the available evidence, given the comparatively low level of evidence for HMO's in the area and the less clear arguments in terms of the character of individual areas.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 The Planning Service contributes to the Council's strategic aims in terms of:

- Seeking to meet the 2015 -18 Corporate Plan objective for "Keeping the town clean, safe, green and active."
- Seeking to meet the 2015 -18 Corporate Plan objective for "Providing homes for those in most need."
- Seeking to meet the 2015 -18 Corporate Plan objective for "Providing infrastructure to support the economy"

5.2 The Article 4 Direction will contribute, in particular, to achieving the strategic aim of keeping the town clean, safe, green and active.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 The Article 4 Direction will require the following consultation measures, in accordance with Annex A of replacement Appendix D to Circular 9/95:

- Local advertisement;
- Site notices; and
- Individual notice to every owner and occupier of every part of the land within the area or site to which the direction relates.

7. EQUALITY ASSESSMENT

7.1 Measures to control small houses in multiple occupation may have a particular adverse impact on younger people, as these types of accommodation tend to be occupied by younger people, and students in particular. An Equality Impact Assessment needs to be carried out.

8. LEGAL IMPLICATIONS

8.1 Article 4 Directions restrict development otherwise permitted by the GPDO and give development control back to the Local Planning Authority. If a non-immediate Article 4 Direction comes into force, a

planning application will be required for any change of use from C3 (dwellinghouse) to C4 (small HMO) within the identified area. Permitted development rights will remain to change from C4 use to C3.

9 FINANCIAL IMPLICATIONS

9.1 There will be financial implications associated with the new Article 4 Direction. These are summarised below:

- There will be costs involved in individually notifying every owner and occupier of land within the area to which the direction relates and placing an advertisement in the press;
- Planning applications submitted solely because of an Article 4 Direction are not subject to any fee and the whole cost of considering and determining such applications therefore falls to the local planning authority; and
- There could be substantial resource implications for the planning enforcement service of following up reports of unauthorised changes of use to small HMOs.
- Most significantly and as explained in detail above, the serving of an immediate direction carries with it the threat of compensation.

Risk Assessment

9.3 There is a significant risk that this work will bring to light many unauthorised HMOs, which could place a significant additional burden on the authority's enforcement function. Owners of properties falling into this category may decide to apply for a certificate of lawfulness rather than planning permission depending on when the change of use to an HMO took place.

9.4 Any increase in workload will need to be carefully monitored. Additional resources may be required to deal with the increase in workload. Alternatively, the increase in workload will affect the Planning section's ability to deal with other priorities.

BACKGROUND PAPERS

- 2011 Census

APPENDIX 1: DRAFT ARTICLE 4 DIRECTION

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES

WHEREAS Reading Borough Council being the appropriate local planning authority within the meaning of article 4(4) of the GPDO, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged black on the attached plan, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended,

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below:

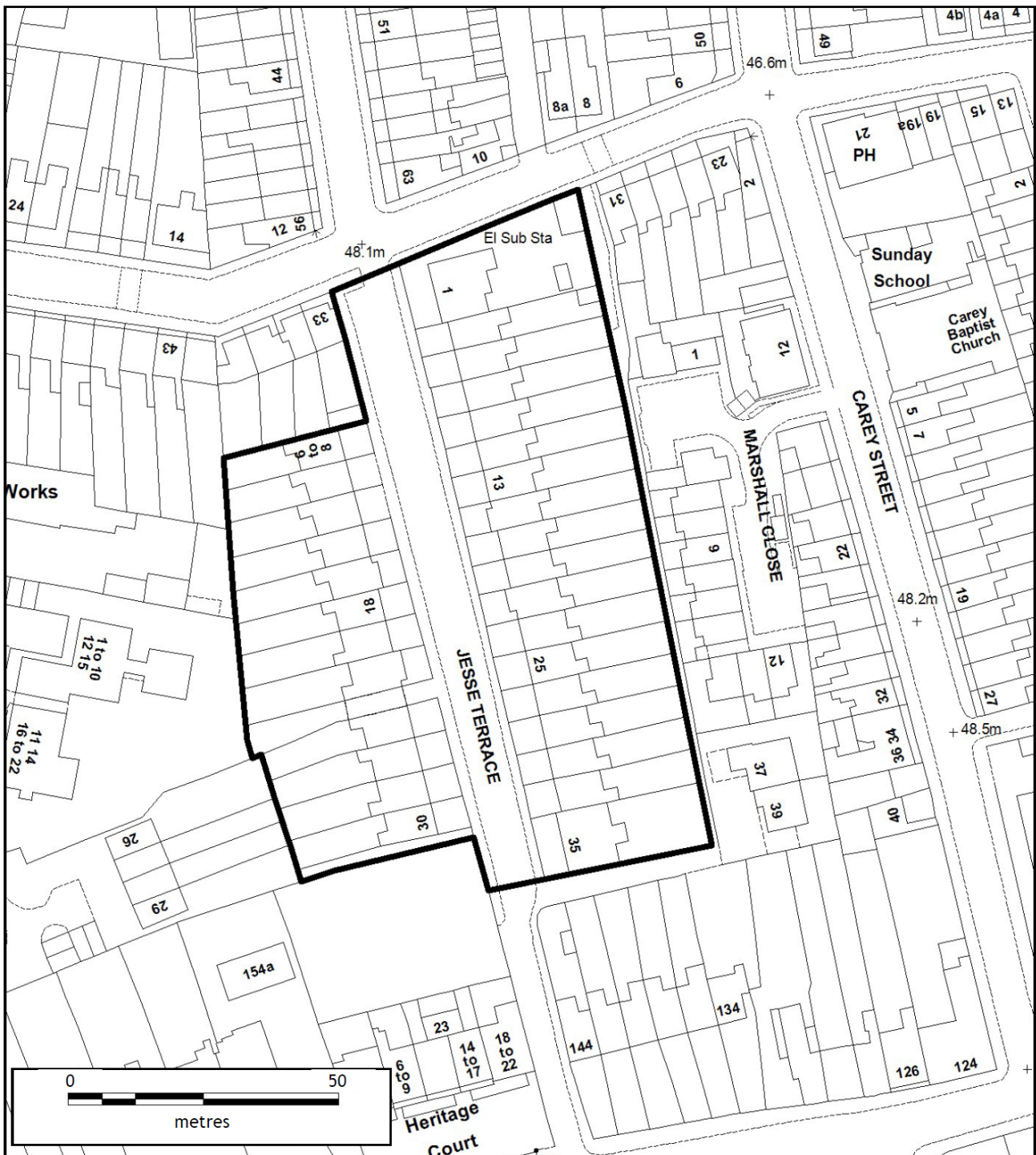
SCHEDULE

Change of use from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C4 (houses in multiple occupation), being development comprised within Class I of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and not being development comprised within any other Class

Made under the Common Seal of
Reading Borough Council this
24th day of November 2015.

The Common Seal of the Council
was affixed to this Direction in
the presence of

.....
.....



**JESSE TERRACE ARTICLE 4 DIRECTION AREA
(FOR HOUSES IN MULTIPLE OCCUPATION)**

24th November 2015

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Account No. 100019672. 2015



Reading
Borough Council

Working better with you

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	24 NOVEMBER 2015	AGENDA ITEM:	11
TITLE:	LOCAL PLAN ISSUES AND OPTIONS		
LEAD COUNCILLOR:	COUNCILLOR PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT
SERVICE:	PLANNING	WARDS:	ALL
LEAD OFFICER:	MARK WORRINGHAM	TEL:	0118 9373337
JOB TITLE:	PRINCIPAL PLANNER	E-MAIL:	mark.worringham@reading.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 The Council is beginning the task of replacing its existing development plans (the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document) with a new single local plan to set out how Reading will develop up to 2036. This is mainly necessitated by changes to policy at national level, particularly the National Planning Policy Framework. The first stage of producing a plan is to consult on Issues and Options. This is not a draft plan, rather it is a wide-ranging discussion paper on which issues should be included in the plan, and options for how some of those issues should be addressed.
- 1.2 This report seeks Committee's approval to undertake community involvement on the Issues and Options for the Local Plan (Appendix 1) and associated documents. Community involvement will then feed into a draft local plan.
- 1.3 One of the main issues that the Issues and Options tackles is the number of new homes to be provided over the plan period. One of the key inputs to the plan is the Strategic Housing Market Assessment, which has been produced in conjunction with the other five Berkshire unitary authorities, and identifies a level of need for 699 dwellings per annum in Reading.

2. RECOMMENDED ACTION

- 2.1 That the Issues and Options for the Local Plan (Appendix 1) be approved.
- 2.2 That community involvement on the Issues and Options for the Local Plan and associated supporting documents be authorised.
- 2.3 That the Head of Planning, Development and Regulatory Services be authorised to make any minor amendments necessary to the Issues and Options for the Local Plan in consultation with the Lead Councillor for Strategic Environment, Planning and Transport, prior to community involvement.

3. POLICY CONTEXT

- 3.1 The Local Plan sets out the planning policies for an area and is the main consideration in deciding planning applications. The local plan for Reading, previously referred to as the Local Development Framework, currently consists of three documents - the Core Strategy (adopted 2008), Reading Central Area Action Plan (RCAAP, adopted 2009) and Sites and Detailed Policies Document (adopted 2012). The Core Strategy and Sites and Detailed Policies Document were subject to an amendment relating to affordable housing policies in January 2015.
- 3.2 Various changes have meant the need to review the Local Plan. In particular, the publication of the National Planning Policy Framework (NPPF) in 2012 has meant significant changes, in particular the need for local planning authorities to identify their 'objectively assessed development needs' and provide for them. The need to review the local plan as a single, comprehensive document was identified in a Local Development Scheme, which is the programme for producing planning policy documents, the latest version of which was agreed by this Committee on 25th November 2014 (Minute 17 refers).

4. THE PROPOSAL

(a) Current Position

- 4.1 The first stage of preparing a new local plan is to consult broadly on what the plan should address and how it should address it. This stage is typically known as Issues and Options, and takes the form of a discussion paper with a number of consultation questions and alternative options on how to proceed. The Local Development Scheme (LDS, November 2014) identifies that this consultation will take place in November and December 2015.

- 4.2 Potentially the single biggest issue that the Local Plan will need to tackle will be how many homes should be provided in Reading over the plan period (likely to be to 2036). National policy in the NPPF states that this should be informed by an objective assessment of housing needs, which is carried out through a Strategic Housing Market Assessment (SHMA).
- 4.3 The Council has worked with the other Berkshire unitary authorities in producing a SHMA. The SHMA identifies an annual housing need for each local authority to 2036, based on a variety of considerations around demographics and likely economic growth. The final report is due to be published in November 2015, and information on it can be viewed on the Council's website¹. It concludes that Reading Borough has a need for 699 new dwellings per annum to 2036, a total of 16,077 between 2013 and 2036. For comparison, the existing Core Strategy contains an annual requirement up to 572 dwellings per annum.
- 4.4 The identified need is the starting point for how many dwellings Reading should seek to provide, but it does not take account of physical and policy constraints. The expectation in the NPPF is that each authority should seek to accommodate its objectively assessed needs within its boundaries insofar as is compatible with other policies in the NPPF. The Local Plan will therefore need to explore to what extent this level of housing can be accommodated within Reading, and what the annual target for new housing should be.
- (b) Option Proposed
- 4.5 Committee is recommended to approve the Issues and Options document (Appendix 1) for community involvement.
- 4.6 The Issues and Options stage is the initial stage of local plan preparation. It is not a draft plan, rather it is a discussion paper, asking what the document should cover, and setting out options on how to address those issues. It does not state the Council's preferred approach at this stage. The responses received to the consultation will then be used in drawing up the draft plan. As such, many of the questions and options are quite wide ranging and open-ended.
- 4.7 The main body of the Issues and Options document is structured into four parts:
- What are we aiming to achieve, and by when?
 - How much development?
 - How and where should development take place?
 - Which other issues should be dealt with?

¹ http://www.reading.gov.uk/media/4104/SHMA-Presentation-Stakeholder-Event/pdf/SHMA_Presentation_Stakeholder_Event_201015.pdf

- 4.8 *What are we aiming to achieve, and by when?* deals with the vision, objectives and end date of the plan. It is proposed that the plan runs to 2036.
- 4.9 *How much development?* deals with the key issue of what the development needs are that Reading should seek to accommodate. The main issue that the Local Plan will need to tackle will be how many dwellings should be provided, which is informed by the SHMA as described in paragraphs 4.2 to 4.4 above. As the figure from the SHMA does not take account of physical and policy constraints, there is a need for a range of options based around the SHMA figure and what different levels of provision would mean in terms of the types and density of site.
- 4.10 The paper also discusses the important issue of how to balance the competing demands of economic growth and housing. The existing Core Strategy seeks continued employment development without setting a specific quantum. However, pursuing a similar strategy in the new Local Plan will inevitably lead to a significantly higher need for additional housing. This matter is a critical one for the Local Plan to explore, and the Issues and Options therefore sets some options for how to deal with it.
- 4.11 The next section asks *How and where should development take place?* It initially talks about overall strategy, and proposes continuing the focus on central and south Reading from the Core Strategy. It also talks about different types of site, for instance town centre sites, greenfield sites, suburban renewal and employment areas, and asks to what extent if any they can help to meet our development needs, particularly for housing.
- 4.12 The section then goes on to talk about specific development sites. The paper includes an Appendix setting out potential development sites. This includes all existing allocated sites (unless development is already complete or underway), all sites nominated by landowners, developers or others as a result of two 'calls for sites' by the Council early in 2014 and more recently in September 2015, and any other sites with development potential from other sources, excluding those which already have permission. This is the only opportunity to consult on these sites prior to producing a full draft document. Many of these sites may not be considered suitable for inclusion when a full draft is produced, and the Issues and Options paper includes substantial caveats, but it is vital that they are subject to community involvement.
- 4.13 Under *Which other issues should be dealt with?* the paper also sets out which policies are expected to be retained in the same, or a modified, form, and which policies are expected to be revised or replaced. In general, it is expected that most of the detailed development management policies will be able to remain in place. However, there are areas where change is potentially required, and these areas are discussed in turn. This section includes such matters as protection of

sites from development, sustainable design and construction, provision for gypsies and travellers and the historic environment.

- 4.14 The Issues and Options is supported by a Sustainability Appraisal, which is a requirement of all stages of plan production, and assesses each option against a range of environmental, social and economic objectives to identify any significant sustainability issues. This document also needs to be open to consultation, and is available on the Council's website².
- 4.15 Community involvement is intended to start early in 2016 to avoid the Christmas period, and will last for a period of at least six weeks. Responses from the community involvement exercise will feed into a full draft Local Plan. The LDS currently timetables this for August 2016, but it seems likely that it may need to be somewhat later than envisaged, partially due to the reliance on producing key pieces of evidence including the SHMA. This will potentially involve a report to this Committee in November 2016 followed by consultation early in 2017.

(c) Other Options Considered

- 4.16 There are two alternative options that could be considered whilst still keeping to the approach agreed within the Local Development Scheme approved by SEPT Committee in November 2014;
- Produce an outline plan rather than a merely a discussion paper; or
 - Avoid any consultation on sites at this stage.
- 4.17 Producing an outline or skeleton plan as part of the consultation could help to bridge the gap between a discussion paper and a full draft plan, and the 'Preferred Options' stage, along these lines, was used in preparing the Core Strategy and the RCAAP. However, this was a second consultation stage after Issues and Options, and it is considered that including such an outline at this stage would pre-judge the outcome of consultation on the identified issues, and could discourage the public from getting involved in the consultation if the impression is given that there is already a preferred strategy.
- 4.18 To some extent, including specific sites within the consultation is something of an awkward fit with a very high level discussion paper, and there is an argument for avoiding that level of detail at this stage. However, it is vital that the public has a chance to have their say on the range of potential sites identified before they are included in (or excluded from) a draft plan. If sites were not dealt with at this stage, there would therefore have to be a separate consultation to cover this prior to the draft plan stage, which would almost certainly mean needing to lengthen the local plan production timescales.

² www.reading.gov.uk/localplan

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 The Local Plan, through setting out the way Reading will develop to 2036, will contribute to the following priorities in the Corporate Plan 2015-18:

- Safeguarding and protecting those that are most vulnerable;
- Providing the best life through education, early help and healthy living;
- Providing homes for those in most need;
- Keeping the town clean, safe, green and active;
- Providing infrastructure to support the economy;
- Remaining financially sustainable to deliver these service priorities.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 It is vital that the widest community engagement in the local plan takes place at the very earliest stage, as this is an opportunity for the public and other consultees to have most influence on how the plan develops and what areas it deals with. Therefore, a significant community involvement exercise on Issues and Options is required. It is proposed that this begins early in January 2016, which is somewhat later than specified in the Local Development Scheme, but avoids consulting over the Christmas period.

6.2 Consultation will take place in accordance with the Council's adopted Statement of Community Involvement, which was adopted in March 2014. This lists the following measures as being potentially appropriate for this stage of plan preparation.

- Appropriate involvement tools at this stage might include:
- Interactive workshops;
- Questionnaires;
- Leaflet drops across a defined area;
- Exhibitions, particularly in locations and at times which would maximise the number of people not previously involved in planning matters attending, e.g. shopping centres;
- Online resources, including interactive webpages or questionnaires;
- Forum discussions, which could include specific groups such as developer/landowner forums.

7. EQUALITY ASSESSMENT

7.1 The Sustainability Appraisal of the Issues and Options incorporates the requirement to carry out a screening stage of an Equality Impact Assessment. This is included for each set of options and each site within Appendix 4 of the Sustainability Appraisal document. Because there are a range of options, there is clearly also a wide range of impacts, some of which may have some adverse impacts on some of the defined groups.

At this stage, there is no proposal to pursue any of those options, but if these options were to be incorporated within the draft plan, a full Equality Impact Assessment would be required. This would be reported at a future meeting.

8. LEGAL IMPLICATIONS

- 7.1 Local Development Framework documents are produced under the Planning and Compulsory Purchase Act 2004. The process for producing local plans is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 18 states that a local planning authority should consult on what a local plan should contain. The Issues and Options consultation fulfils this Regulation 18 requirement.

9 FINANCIAL IMPLICATIONS

- 9.1 Production of the local plan will generally be carried out within existing budgets, and this will largely be the case with the documents listed in the LDS. However, there are some elements of producing the plan that can have significant resource implications, depending on how they are carried out.
- 9.3 Consultation exercises can be resource intensive, particularly at early stages where the focus is on engaging as many people as possible, and on asking wide-ranging and open-ended questions. However, the Council's consultation process is based mainly on electronic communication, which helps to minimise resource costs.
- 9.4 Another main area where there can be significant financial implications is in producing the evidence base, particularly where the use of external consultants is required. Some external consultants will be needed when considering matters such as retail and economic need and flood risk. Consultants will only be used where they genuinely represent the best option in terms of value for money.

Value for Money (VFM)

- 9.6 The preparation of a local plan will ensure that developments are appropriate to their area, that significant effects are mitigated, that contributions are made to local infrastructure, and that there are no significant environmental, social and economic effects. Robust policies will also reduce the likelihood of planning by appeal, which can result in the Council losing control over the form of some development, as well as significant financial implications. Production of the local plan, in line with legislation, national policy and best practice, therefore represents good value for money.

Risk Assessment

- 9.7 There are no direct financial risks associated with the report.

BACKGROUND PAPERS

- Planning and Compulsory Purchase Act 2004 (Section 15)
- Localism Act 2011 (Section 111)
- The Town and Country Planning (Local Planning) (England) Regulations 2012
- National Planning Policy Framework
- Sustainability Appraisal of the Local Plan Issues and Options, November 2015
- Local Development Scheme 2014
- Berkshire Strategic Housing Market Assessment, October 2015

LOCAL PLAN ISSUES AND OPTIONS

January 2016

DRAFT

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1. INTRODUCTION

What is this consultation about?

- 1.1 This consultation is the first stage in producing a new Local Plan to manage how Reading develops in the next 20 or so years.

Why is a new Local Plan needed?

- 1.2 In recent years, due to national regulations about planning policy, Reading's development plan has been broken up into three separate documents, which have been produced at different times. The Core Strategy was adopted as policy in 2008, the Reading Central Area Action Plan followed in 2009, and finally the Sites and Detailed Policies Document was adopted in 2012. This meant that, to get a full picture of what the Council's planning policy is, one must read three documents.
- 1.3 The Regulations have now changed, to allow local authorities to produce a single Local Plan. Reading Borough Council therefore intends to review its existing development plans and bring all policies together into a single document. This is a significant simplification, and will make it more straightforward to understand the Council's policy.
- 1.4 As well as the format of the document itself, the Government has also changed the way that we plan for development, particularly for new housing. Previously, numbers of new houses were set at a regional level for each authority. However, now it is down to individual local authorities to set out how much development, including housing, is needed in its area, and how much should be provided. This means that some elements of the Council's existing plans no longer wholly comply with national policy.

What will happen to the Council's existing planning policies?

- 1.5 As set out in paragraph 1.2 above, the Council has three existing documents that contain the main planning policies:
- The Core Strategy (adopted 2008) - containing policies on the most significant issues (for instance setting numbers of new houses to be built);
 - The Reading Central Area Action Plan (adopted 2009) - containing policies and development proposals for the centre of Reading; and
 - The Sites and Detailed Policies Document (adopted 2012) - containing detailed policies for use in deciding planning applications, and identifying sites for many uses, in particular housing.

- 1.6 All of the above documents will be replaced by the new Local Plan.
- 1.7 Many of the policies, and potentially the overall strategy, may need to be changed, some substantially, in view of the levels of development that are needed (see Chapter 3). Some other policies will need to be updated, for instance as new sites come forward and existing sites receive planning permission and are developed.
- 1.8 However, many of the policies in the above documents are relatively recent, and if they still accord with Government policy and local circumstances, there is no need to re-invent the wheel. Therefore, the Council proposes to simply carry forward a number of planning policies from the above documents. Appendix 1 details what is currently proposed to happen to each policy from the existing documents (whether it will be replaced, amended, carried forward or simply dropped). Chapter 5 discusses this matter in a little more detail, but any policies we propose to carry forward are also open for your comments.

What does this document contain?

- 1.9 This document is an 'issues and options' document. It is not a draft Local Plan, rather it is a discussion paper. In summary, this paper seeks your involvement in deciding what the content of the Local Plan should be - which issues it should cover, and how those should be addressed; how much development should take place; and where that development should be.
- 1.10 The paper is broken into four sections.
- 1.11 **What are we aiming to achieve, and by when?** (*Chapter 2*) asks what the overall objectives of the local plan should be, and what period the plan should cover.
- 1.12 **How Much Development?** (*Chapter 3*) asks how much development should take place in Reading up to 2036 (assuming that that is the plan period). This will need to be set with reference to national policy, which expects that each Local Plan should seek to meet its development 'needs' unless there are strong reasons not to. This section sets out different levels of development, and examines what the implications of those levels might be. In some cases, it lists a number of options so that we can understand what your preference is.
- 1.13 **How and Where Should Development Take Place?** (*Chapter 4*) looks at possibilities for how Reading could accommodate the different levels of development. It talks in general terms first about which parts of Reading might see most development, and which types of sites might be used. Again, in some cases a variety of options are given.

However, it then also talks about specific sites and asks for your views on a number of possible development sites.

- 1.14 **Which Other Issues Should Be Dealt With? (Chapter 5)** looks at all remaining issues. This includes asking which types of site should be protected from development or should be identified for other designations. This section also discusses which other topics should be covered and how they should be addressed.
- 1.15 The discussion is somewhat driven by looking at development needs. This is a reflection of the fact that the Government expects each authority to meet its own 'objectively assessed'¹ development needs unless there are strong reasons not to. However, the discussion does take in a number of other elements, such as protecting sites and other policy matters.

How can you give your views?

- 1.16 Please provide any comments by **Monday 15th February 2016**.
- 1.17 Comments should be made in writing, either by e-mail or post. We would prefer it if your response addressed the specific questions asked throughout this document (shown in grey boxes). A form, setting out these questions, is available alongside this document. However, you do not need to answer all questions, so if you only wish to address certain parts of the consultation, please feel free to respond without using the form.

- 1.18 Please e-mail responses to:

LDF@reading.gov.uk

Or send responses to:
Planning Policy
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

¹ 'Objectively assessed' means resulting from an assessment that looks only at need for development. It does not take account of constraints on accommodating that development, e.g. flooding, physical capacity, policy designations etc, which are matters that must be considered later, when setting the levels of development sought in policy.

2. OBJECTIVES AND PLAN PERIOD

What should the objectives of the plan be?

- 2.1 A set of realistic objectives are key to a Local Plan. In drafting policies or deciding on sites for inclusion, reference to these objectives can help to decide the most appropriate approach.
- 2.2 The Core Strategy (adopted in 2008) included seven core objectives, which are set out below. We are not currently aware of any reason to make wholesale changes to these objectives, so we currently propose to retain the core objectives in the new Local Plan, albeit with alterations to remove out-of-date references (see tracked changes below).
- Strengthen the role of Reading, including ~~the Central Reading Area~~, as the ~~regional~~ hub for the Thames Valley, providing an accessible focus for the development of employment, housing, services and facilities, meeting the needs of residents, workers, visitors, those who study in Reading Borough, and the wider area, ~~in accordance with the South East Plan~~;
 - Improve the quality of life for those living, working, studying in and visiting the Borough, creating inclusive, sustainable communities with good access to decent and affordable housing, employment, open space and waterspace, transport, education, services and facilities (such as sustainable water supplies and wastewater treatment, healthcare services, sport and recreation, etc.) to meet identified needs;
 - Ensure new development is accessible and sustainable, in accordance with the ~~LDF~~ sustainability appraisal objectives;
 - Maintain and enhance the historic, built and natural environment of the Borough through investment and high quality design;
 - Improve and develop excellent transport systems to improve accessibility within Reading and for the wider area by sustainable modes of transport;
 - Offer outstanding cultural opportunities, which are based on multiculturalism, local heritage and high quality, modern arts and leisure facilities;
 - Ensure that Reading is a multi-cultural city where significant social inclusion exists and where the needs of all its citizens are met by high quality, cost effective services and outstanding levels of community involvement.

Q1. Do you think that there should be any changes to the core objectives?

What should the plan period be?

- 2.3 A local plan that covers housing needs to plan for at least 15 years after adoption according to national policy. This would mean that the local plan would need to plan up to 2033 at the earliest. However, much of the emerging evidence, particularly the Strategic Housing Market Assessment, provides information to 2036, and we therefore propose to plan up to this date.

Q2. Do you agree that we should plan up to 2036?

3. HOW MUCH DEVELOPMENT?

Context

- 3.1 Much of the purpose of a Local Plan is to work out how much development is needed, and decide how that development should be accommodated. This is the key question that we must ask in any consultation.
- 3.2 Previously, some of these levels of development were set by regional plans, in the case of Reading by the South East Plan. This was particularly the case for housing numbers. These plans were produced at regional level but approved and adopted by the Government. This system has been removed, and it is now down to each local authority to consider and set the needs for types of development. This covers all kinds of development, including business, retail, leisure, minerals, waste and community uses, but the likely most significant need will be for housing.
- 3.3 However, in doing so, local authorities still have to work within the policy set at national level, and this policy is clear that Local Plans should meet the identified needs unless there are very good reasons not to. National policy refers to these needs as 'objectively assessed development needs', which means that they are simply an assessment of needs that do not take account of constraints in provision, such as difficulties in finding sites. Local authorities also have a duty to co-operate with neighbouring authorities in meeting these needs, and this may include one authority helping to accommodate the unmet need of another authority where this is necessary.
- 3.4 Therefore, a Local Plan cannot simply shirk trying to accommodate needs that have been identified, nor can it set lower levels of development on the basis that it would be controversial or might mean making difficult decisions. Local Plans that go down those routes will be open to challenge from the start. We must make an honest, objective appraisal of what our needs are, and we must make every effort to accommodate them, before we can consider not meeting those needs in full as a last resort.

How Much Housing?

- 3.5 Reading has worked with the other former Berkshire unitary authorities and the Thames Valley Berkshire Local Enterprise Partnership to assess the level of need for new housing in the area. This resulted in the Berkshire Strategic Housing Market Assessment (SHMA, November 2015), which is available on the Council's website².

² www.reading.gov.uk/readingldf

- 3.6 Reading is identified as being part of the Western Berkshire Housing Market Area (along with West Berkshire, Wokingham and Bracknell Forest). In line with national guidance, need for housing should be assessed initially for the Housing Market Area. The SHMA identified a need for 2,855 homes a year up to 2036 in the Western HMA.
- 3.7 This need is then broken up by local authority, and the identified need for Reading is **699 homes a year**. This represents a substantially higher need than we have been planning for in our current plan (572 homes a year). The basis for this calculation is demographic projections, including potential changes to migration from London, but the projections are amended to take account of likely economic growth and to correct reduced household formation rates for younger people as a result of restricted housing availability.
- 3.8 National policy is that local authorities should “ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework” (NPPF, paragraph 47). Therefore, the starting point is that we should look to deliver at least our need of 699 dwellings per year.
- 3.9 A range of options for how the Local Plan could approach housing provision is set out below. It is important that we have a full and open discussion about housing provision at this stage of the plan, and a range of options is a way to prompt that discussion. However, it is also important to note that the only way the Council will be able to plan for a lower figure than its objectively assessed need of 699 homes per year is if difficulties in accommodating that need mean that some of its needs to be met outside Reading Borough.

Q3. How much housing should be provided in Reading each year between 2013 and 2036? Please select from the following options:

- OPTION 3.1:** Provide 699 homes each year
The full “objectively assessed need” for Reading
- OPTION 3.2:** Provide around 600 homes each year
Based on the average annual delivery over the 20 year period from 1995 to 2015
- OPTION 3.3:** Provide around 630 homes each year
Based on the maximum that might be achievable without any additional loss of greenfield land, employment areas or increase in development of garden land (according to an initial estimate).
- OPTION 3.4:** Provide significantly more than 700 homes each year
In order to further significantly boost housing and deliver higher levels of affordable housing.

- 3.10 It should be noted that these are not entirely discrete options at this stage, and it may be that, once further work has been done, for

instance on land availability, that a figure that is between individual options above is decided upon. However, the options above cover a broad range that allows for a general discussion.

- 3.11 Option 2.3 above estimates that the indicative maximum amount of housing that could be accommodated without using additional greenfield land or employment areas and without increasing garden land development is 630 homes per year. This is very much an initial estimate, and it may be that in examining individual sites in more detail, including through the process of Strategic Housing Land Availability Assessment, it needs to be revised. However, it is almost certainly at a level below the full objectively assessed need, and the important point to make therefore is that accommodating the full objectively assessed need is likely to mean use of employment land or undeveloped land.

Affordable Housing

- 3.12 Reading has a very significant need for affordable housing that will continue to be strong across the plan period. The Strategic Housing Market Assessment confirms that there is a net need for 406 affordable homes per annum over the plan period³, which means that the Council must continue to seek affordable housing wherever possible.
- 3.13 However, what can actually be achieved through new developments is dependent on what it is viable to provide. Reading went through a process of amending its affordable housing policies⁴ recently, seeking 30% of provision on larger sites, and these were adopted in January 2015. This means that the policies and the viability evidence that supports them are reasonably up to date at the current time, and the Council does not currently propose to make significant changes. However, viability evidence will be kept under review throughout plan production, and the situation may change.
- 3.14 One recent issue involves the developments of less than 10 dwellings. The Secretary of State sought to remove these from the need to provide affordable housing, but this decision was challenged by Reading and West Berkshire, and was overturned by the High Court. However, the Secretary of State has been granted leave to appeal, and there is still therefore the potential for this change to take place. This may have implications for how affordable housing policy is drafted.

Q4. Do you agree with the continuation of the affordable housing policies?

³ It is important to note that this figure is not directly comparable to the overall assessed need for housing – please see the SHMA for a full explanation.

⁴ CS16 in the Core Strategy and DM6 in the Sites and Detailed Policies Document

Housing for Specific Groups

Self-Build

- 3.15 New planning processes and guidance for providing for people who wish to build their own homes have been published by the Government. In summary, local authorities are to maintain a register of people who wish to build their own homes, and help them to find sites.
- 3.16 The Strategic Housing Market Assessment looks at the issue of self-build, but notes that generally plots for self-builders tend to be on very small sites that are not likely to be identified in the plan, often being below the 5-home threshold for identification (see paragraph 4.19). Nevertheless, we are keen to know whether there are sites available (whether or not set out in this document) that would be suitable for self-build.

Q5. Are you aware of any sites that would be suitable for self-build homes?

Starter Homes

- 3.17 In March 2015, the Government introduced the concept of starter homes to the planning system, which are homes for first-time buyers aged under 40, and which are sold at a minimum 20% discount below market value (capped at £250,000 outside London). There are provisions for identifying exceptions sites for starter homes on vacant or under-used commercial and industrial sites, to which strong national policies in favour of starter homes exist. Local planning authorities are expected to work positively to identify a supply of such sites suitable for starter homes in their areas.
- 3.18 However, it should be noted that sites suitable for starter homes may well also be suitable for other forms of housing, including affordable housing⁵. We will therefore need to carefully consider the contribution that any identified site can make to meeting all of our housing needs.

Q6. Are you aware of any vacant or under-used commercial or industrial sites that would be suitable for starter homes?

Students

⁵ The Housing and Planning Bill proposes that starter homes would fall within the definition of affordable housing. However, starter homes, sold at 20% below market price, would do little to meet the substantial need for affordable housing that has been identified in Reading.

- 3.19 The University of Reading is a major contributor to the life and economy of Reading, and this means that there is a very sizeable student population. Many students are housed within university halls of residence, many of which are across the boundary in Wokingham Borough, but there has also been an increasing supply of private student accommodation in Reading, particularly in and around the town centre, with more proposals emerging.
- 3.20 The SHMA has examined this issue, and identified that the number of students at the University of Reading has fallen in recent years from a peak in 2008-09. Therefore, whilst numbers of students are expected to increase again significantly in the next four years, this will have the effect of increasing back to previous levels. When this is considered together with the new developments that are underway to provide for students in Reading, no need for additional accommodation has been identified. However, this only looks at the early part of the plan period, as changes in student numbers are very hard to predict beyond that. Additional sites may therefore be needed during the plan period, and a dedicated policy in the local plan should also be considered.

Q7. Are you aware of any sites that would be suitable for student housing?

Residential care

- 3.21 The population of older people is expected to increase across the whole country, and Reading will be no exception to this. This is likely to mean an increased need for more specialised forms of housing that are suited to associated increases in such issues as mobility problems and dementia. As well as looking at overall housing, the SHMA has looked at provision for older people. It has identified a need for 52 dwellings per year of specialist housing for older people (which is included within the 699 per year figure) in Reading. It has also identified a need for 253 bedspaces of residential care for older people in Reading up to 2036, which equates to 11 per year, which is separate to the overall housing figure and therefore needs to be treated distinctly.

Q8. Are you aware of any sites that would be suitable for residential care?

Gypsies and Travellers

- 3.22 Local planning authorities must assess the need for gypsy and traveller accommodation in their areas and, if a need is identified, look for sites to provide for that need. The last Gypsy and Traveller Accommodation Assessment (in 2006) found a need for seven permanent pitches, but that was to 2016, so there is a need to undertake a new assessment

using a methodology that has been agreed with all of the Berkshire unitary authorities. This will feed into the draft plan, but it is important to ask at this stage whether there are any sites that would be suitable for gypsy and traveller accommodation, either within the sites listed in Appendices 3 and 4, or any sites that we have not identified.

Q9. Are there any sites that would be suitable for provision for gypsies and travellers?

How Much Employment Development?

- 3.23 The Strategic Housing Market Assessment bases its conclusions on housing need on projections for employment growth that were initially commissioned by the Thames Valley Berkshire Local Enterprise Partnership in developing the Strategic Economic Plan⁶. This therefore provides us with figures for employment growth that are aligned with our objectively assessed housing need, which we consider form the best basis for planning for employment. Work is underway on assessing the need for new employment floorspace based on those figures (and whether there is scope to release any existing employment land for other uses such as housing). This will include the need for different types of employment, including offices, industry and warehousing.
- 3.24 The key question in terms of employment is how policy balances employment development, which provides jobs, with housing development, which provides the workforce. If Reading has more jobs than workers, this leads to high levels of in-commuting and greater pressure on the housing market. There are a range of options for how we could approach this issue, as set out below.

Q10. How should the relationship between employment development and housing be managed? Please select from the following options:

OPTION 10.1: Do not limit employment development

OPTION 10.2: Do not limit employment development, but expect new development to mitigate its impacts on housing.

OPTION 10.3: Place a limit on employment development based on how much housing is to be provided in Reading.

OPTION 10.4: Place a limit on employment development based on how much housing is to be provided in the wider housing market area.

⁶ http://thamesvalleyberkshire.co.uk/Strategic_Economic_Plan#ourplan

How Much Development for Retail and Town Centre Uses?

- 3.25 Work will be carried out to work out how much need there is for additional retail or other town centre uses (such as restaurants, leisure uses etc), and we intend to carry this out with some of our neighbours. This will feed into a draft plan.
- 3.26 The last such study that was undertaken (in 2005) identified a need for around 100,000 sq m of retail floorspace, and the subsequent plans (particularly the Reading Central Area Action Plan) identified town centre sites to accommodate that need. However, the experience since the retail study has been that there is little demand for major additional retail in Reading, no doubt partly because of the rise of internet shopping. In view of that, we are not expecting that we will need to plan for a major retail expansion over and above what we have previously identified, although demand from smaller, often independent retailers for cheaper shop units remains strong. This will mean a likely continuation of the focus on town centres, particularly central Reading.
- 3.27 In terms of provision of retail, one of the challenges will be around the changes that have been made to permitted development rights. This issue is addressed in more detail in paragraphs 5.9-5.12, but we must be aware that these changes mean that we cannot fully control all changes of use to and from retail, which can lead to a loss of diversity in our centres.

Q11. Do you agree that there is unlikely to be a need for major retail expansion in Reading?

Q12. Which other town centre uses, such as leisure facilities, should we be planning for?

How Much Development for Other Uses?

- 3.28 There are a number of other uses for which it is also possible to define an 'objectively assessed need'. They include:
- Community facilities, including education uses, healthcare facilities, youth and community centres and meeting spaces and places of worship;
 - Sports and recreation facilities, other than 'town centre' leisure facilities outlined above;
 - Development for minerals extraction and waste management, which are not proposed to be dealt with in the Local Plan (see Chapter 5).

3.29 We will be considering how much development for other uses we should plan for, although much will depend on the level of new housing provision that is set in the plan.

Q13. Are there any other uses that we should assess the need for?

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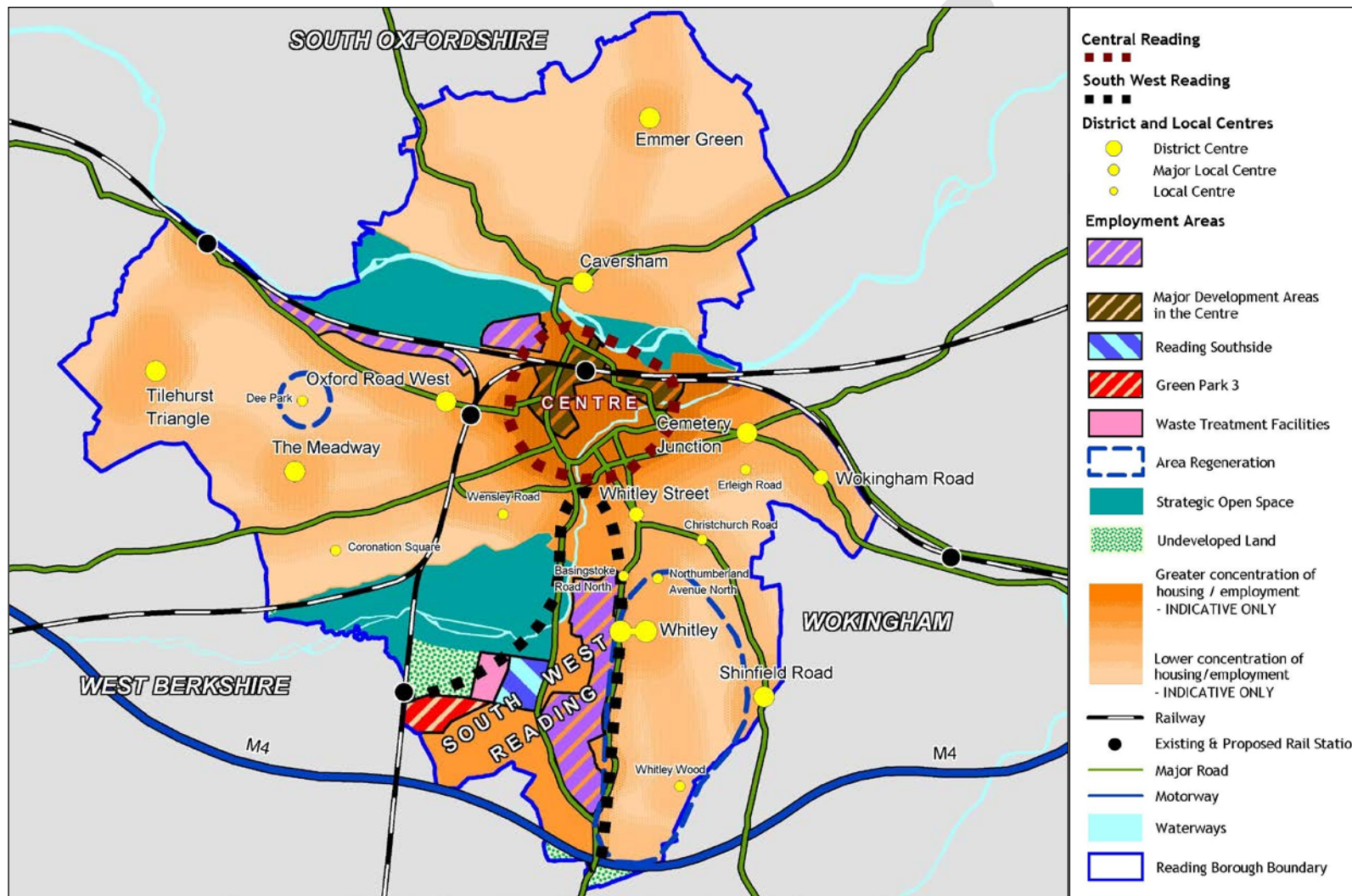
3 HOW AND WHERE SHOULD DEVELOPMENT TAKE PLACE?

- 4.1 Reading Borough is a very small geographical area, most of which is already relatively densely developed, and there are not vastly different options for where to meet our development needs. To some extent, all suitable development sites that arise will be needed.
- 4.2 However, there are still important choices that can and must be made about where the emphasis should be put, and on balancing competing needs for different types of development (for instance housing and employment). This section looks at how and where development needs should take place.

In Which Areas of Reading Should Development Take Place?

- 4.3 Our existing spatial strategy involves a concentration on two areas: Central Reading, where redevelopment of vacant and underused sites will take place at a high density; and South Reading, where sites for development exist particularly along the A33, and where some redevelopment of employment areas for housing is expected. West, North and East Reading are expected to see development only on a handful of sites, with the exception of the large development currently underway at Dee Park. Figure 4.1 shows the existing spatial strategy from the Core Strategy.
- 4.4 To some extent, this is simply a reflection of where sites are available for development. Reading does not have a large range of potential development sites including undeveloped land, so development must take place where development sites exist, and this is overwhelmingly in Central and South Reading.

Figure 4.1: Current Spatial Strategy (Core Strategy 2008)



4.5 Figure 4.2 shows the location of sites that have a permission or allocation for 5 or more dwellings at 1 April 2015, and it is clear that sites in Central and South Reading still represent the vast bulk of known supply. It also shows those sites that have been identified as possible sites (either having been suggested for development – see Chapter 4 and Appendix 3) or having previously had planning permission that was not built, and this does not seem to indicate much potential for a spatial strategy for anything other than a focus on Central and South/South West Reading.

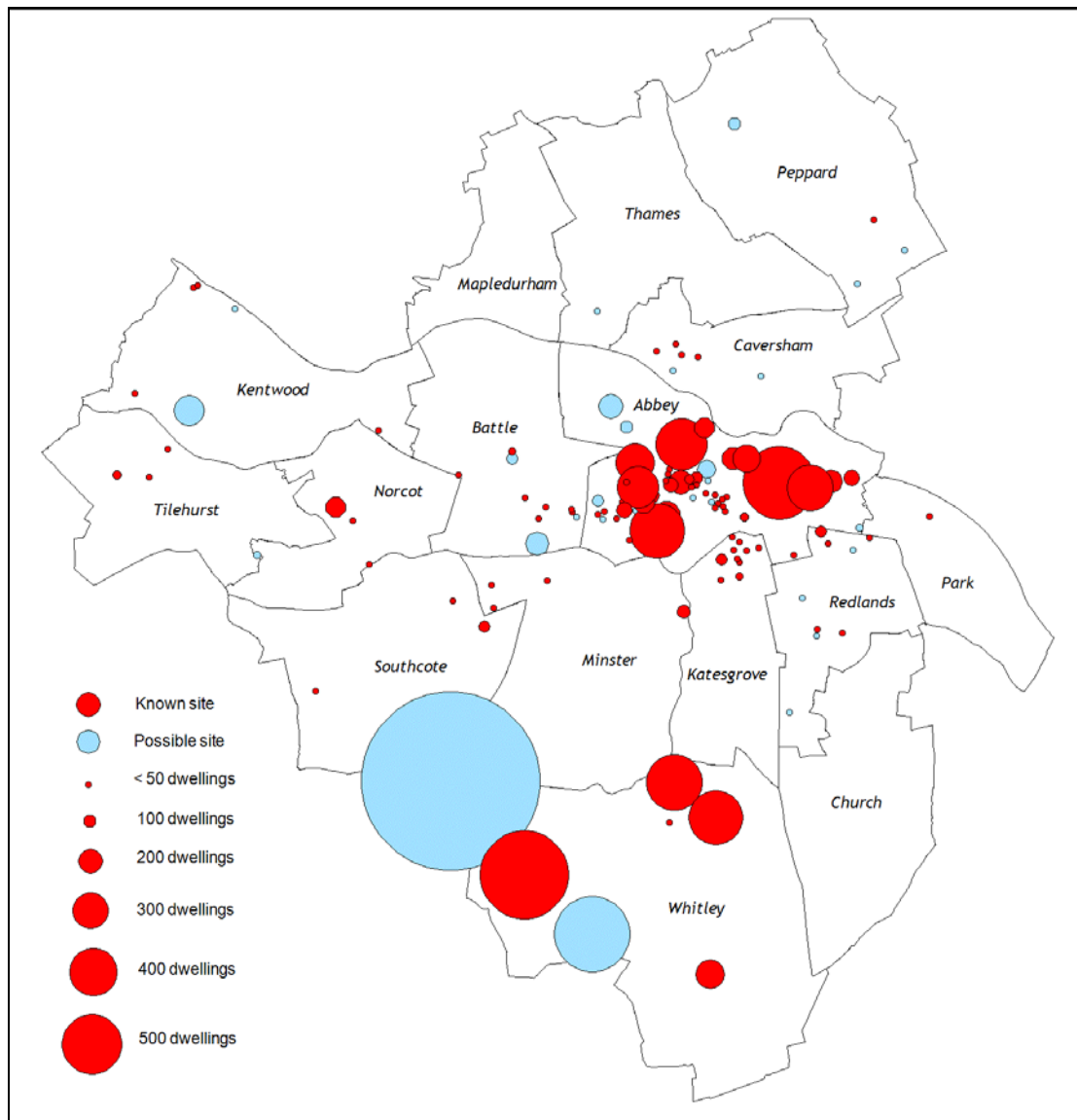


Figure 4.2: Known sites and possible sites for new housing⁷

⁷ Sites in blue (“possible” sites) are either those nominated for development or those where a permission has lapsed. The amount of dwellings that could be accommodated is as suggested by the party who suggested the site – if no figure was suggested, a standard figure has been taken based on Core Strategy densities. Where an existing allocated or permitted site has been suggested for a higher number of dwellings, the increase is shown as an additional blue circle. The blue circles are included to illustrate the scope for changing the overall strategy, and should not be taken to mean that the Council supports any individual suggestion.

- 4.6 Non-residential development is not shown on Figure 4.2, but it follows a similar pattern, with somewhat more emphasis on South Reading.
- 4.7 Therefore, we do not think it is necessary to present a wide range of options for the overall strategy of where development will be located, because significantly different alternative options are not likely to be realistic. Therefore, questions relating to specific types of sites are more meaningful. However, if you feel that we have missed a potential option for a different distribution of development, please suggest it.

Q14. Is the existing spatial strategy still broadly relevant, or should there be a fundamental change to it?

Which Types of Sites and/or Approaches Should Be Used?

- 4.8 The bulk of our development needs will certainly be for new housing, and this section therefore centres around where that housing should be provided. The starting point for addressing this issue is that we should try to accommodate our objectively assessed housing need, which, as discussed in paragraph 3.7, is 699 dwellings per year, a total of 16,077 dwellings between 2013 and the proposed plan end date of 2036. This represents a 22% increase over what we have been planning for in our current Core Strategy (572 homes per year).
- 4.9 However, some of that requirement can be met on sites that are already delivered since 2013 or are already identified. Between April 2013 and April 2015, 996 homes had already been built, which can be subtracted from the overall need. It is anticipated that a further 3,355 homes will be built on sites of 5 dwellings or more that had planning permission at April 2015 and are already under construction or have not yet started. More permissions have been granted since April, which, together with some major pre-application discussions, many of which are confidential at this stage, could result in another 1,200 dwellings.

Housing Need 2013-2036	16,100
Dwellings completed 2013-2015	1,000
Dwellings expected through planning permissions at April 2015 (sites of 5 dwellings or more)	3,400
New permissions since April 2015 and pre-applications (sites of 5 dwellings or more)	1,200

Allowance for sites of less than 5 dwellings (at 100 dwellings per annum) ⁸	2,100
Dwellings expected on sites allocated for development in existing development plans	3,900
Remaining requirement	4,500

Figures are rounded to the nearest 100 for simplicity

- 4.10 It is important to note that the figures above rely on existing development plan allocations being carried forward in, largely, their current form. Appendix 4 seeks your views on each existing allocation, so it must be borne in mind that changes to those allocations will affect the calculations above.
- 4.11 We can therefore see that, if it is to meet our need for housing, the plan would need to find 'new' sites for around 4,500 dwellings to 2036. How much land that equates to is highly dependent on densities, but, based on the average of recent completions of 70 dwellings per hectare (reflecting the reliance on town centre sites), that would mean around 65 hectares.
- 4.12 To consider whether, and where, we could accommodate this level of development, there are a variety of types of site that could be considered. These are summarised below, along with some commentary on how much potential there may be to provide new housing.

Type of site for housing development	How much capacity might there be?
<p>Town Centre Development</p> <p>Development on town centre sites, often for a mix of uses, forms the largest element in the existing planning strategy for Reading. Most of these sites were allocated through the Reading Central Area Action Plan. Since the allocation in 2009, there has not been as much development on these sites as had been anticipated. Largely, this was due to the recession, which affected the town centre particularly for a variety of reasons, including the complexity of town centre sites to develop. However, town centre development has started to increase again in 2014.</p> <p>A very significant proportion of the residential development that has already been identified is in central Reading. Of the dwellings with planning permission or on allocated sites expected to be delivered over the plan period, around 5,000, or 68%, are in the town centre. However, this has been the result of a relatively recent thorough assessment</p>	<p>It is difficult to put a figure on how many dwellings could be delivered on sites in the town centre that are currently unidentified. It is expected that there will be new sites over the plan period, but that significant capacity cannot be assumed at this stage.</p>

⁸ As five units is the cut-off that has been set for identifying specific sites, it makes sense that an allowance is included for dwellings to come forward on smaller sites. Between 2005 and 2015, an average of 100 dwellings per annum were delivered on sites of less than 5 units. This is considered to be a conservative assumption to factor into the future, because that 10 year period included a substantial recession period where housebuilding rates were extremely low.

<p>of available land in the town centre as part of the RCAAP, which means that there is not likely to be significant additional land identifiable.</p>	
<p>Increasing Densities</p> <p>One option for delivering development needs is, rather than look for new sources of sites, to increase densities. Density for residential development in existing policies are generally set to balance making efficient use of land with respecting local character.</p> <p>Relying on increasing densities to deliver housing would have the benefit of minimising the number of different sites that would be needed, and could potentially avoid the need to use some types of sites at all. However, there are also a number of disadvantages of such an approach, which could include significantly affecting local character (which may include important historic buildings or areas), creating cramped developments with little amenity space, and affecting existing residents through overshadowing or reduced privacy. In addition, there is no guarantee that more densely developed houses and flats would be deliverable, as there may not be a market for such accommodation in many parts of Reading.</p> <p>In terms of calculating potential, a percentage increase can be applied to future delivery (excluding developments already permitted, where there is no scope to enforce any increase). A 20% increase and a 50% increase have been calculated. It should be noted, however, that these levels of increase are quite significant. A development at an already reasonably dense suburban 50 dwellings per hectare would be raised to a much more urban 60 dwellings per hectare (20%) or a more typical town centre fringe 75 dwellings per hectare (50%), which results in a very different character.</p>	<p>A <u>20%</u> increase in densities on allocated sites would mean an additional 800 dwellings over the plan period.</p> <p>A <u>50%</u> increase in densities on allocated sites would mean an additional 2,000 dwellings over the plan period.</p>
<p>Vacant Brownfield Sites and Infill Development</p> <p>There are very few vacant brownfield sites in Reading, and those that do exist are virtually all already identified as development allocations, and accounted for in the figures already. It must be assumed that some vacant sites will continue to come forward during the plan period, but it is not possible to identify them at this stage.</p> <p>Infill development is generally taken to mean small developments taking place within existing residential areas. This can include development within residential gardens, which is dealt with elsewhere, but can also include developing vacant sites between dwellings or at the end of terraces, or redeveloping a residential property for a higher density. Such development can be appropriate in some circumstances, but, since the sites tend to be small, there is limited potential for such sites to accommodate development, particularly since many of these sites have already been developed over the last few years. The vast majority of these small sites would already be accounted</p>	<p>It is not considered that there is any identifiable significant capacity from vacant brownfield sites and infill development at this stage.</p>

<p>for in any case by the allowance for small sites of less than five units.</p>	
<p>Conversion of Houses to Flats</p> <p>Conversions of larger dwellings to smaller dwellings, generally flats, are a known source of supply in Reading. Whilst this can boost housing supply, it can also result in a reduction in larger housing suitable for families. There are also potential effects in terms of transport and issues such as amenity of residents and impacts on the character of an area.</p> <p>Between 2004 and 2014, it has been calculated that on average a net gain of 59 dwellings per annum have been delivered from conversions of houses to flats, and there is no reason to imagine that this will change significantly. However, it is not anticipated that there will be any extra capacity from this source, as virtually all of these developments will be on sites of less than 5 units, and are therefore already taken account of in the small sites allowance of 100 dwellings per year.</p>	<p>It is not considered that there would be any more than 100-200 additional dwellings from this source over the plan period.</p>
<p>Conversion of Offices to Residential</p> <p>The conversion of commercial properties, usually offices, to flats has represented a steady trickle of housing supply for many years now in Reading, particularly in the centre. This has increased in recent years, as the Government removed the need to apply for planning permission to convert offices to housing in 2013 - by 2015, 103 new flats had already been developed through this process and a further 317 were in the process of conversion.</p> <p>However, this change of use right was originally due to expire in May 2016 (although it was announced in October 2015 that it is to be made permanent). This may mean that all of the offices that are likely to be converted to residential in the early years of the plan period are already known and factored into the figures, as developers and owners made sure they applied for prior approval on any immediately identifiable premises in time to meet the 2016 completion deadline. Figures from Lambert Smith Hampton⁹ back this up, showing availability of non-Grade A offices in the town centre (the main source of supply for residential conversions) at only 100,000 sq ft in 2015, down from over 400,000 sq ft in 2013. It is reasonable to expect that there will not be any substantial numbers of dwellings from this source other than existing commitments for the next five years.</p> <p>Looking further into the future, the extent to which more homes will come from this source will depend on matters including the amount of non-Grade A space that will become available. That is extremely difficult to quantify. However, according to LSH, 2011 represented something of</p>	<p>It is considered that there could be scope for as many as 1,700 additional dwellings to be delivered from office conversions to residential over the plan period. However, this should be seen as very much a maximum, and it is also likely that these would mainly come forward in the second half of the plan period.</p>

⁹ Thames Valley Office Market Report 2015 (Lambert Smith Hampton)

<p>a peak in availability in Reading, with around 1,100,000 sq ft available in Reading town centre¹⁰, of which 86% (almost 950,000 sq ft or around 88,000 sq m) was non Grade A¹¹. If there was a return to this peak level of non-Grade A available stock by the end of the plan period as some existing accommodation ages and falls out of favour, that could accommodate up to 1,700 dwellings, based on the fact that those office to residential conversions under prior approvals completed between 2013-2015 or under construction at 2015 averaged one flat per 52 sq m of former office floorspace. However, it must be recognised that this should really be seen as a likely maximum capacity, given the many assumptions underlying the calculation. There may be no return to those availability levels, and some of the available space may be redeveloped or refurbished for new Grade A offices, as has happened recently with buildings such as Aldwych House or Thames Tower. The sites that might become available in 10-15 years will be extremely difficult to identify and allocate. It is also important to state that, with the permitted development right now in place permanently, the Council will have no real control over the delivery of this figure.</p>	
<p>Renewal of Suburban Areas</p> <p>A major development is currently ongoing at Dee Park in West Reading. Much of this area had aged poorly, had design issues and was in need of regeneration. This resulted in a major area-wide regeneration scheme to include demolishing around 363 existing homes and building up to 705 new homes, a net increase of 342, as well as providing a new local centre, primary school and other facilities. The development is now well underway, with 380 new homes built so far. On paper, a potential source of development is to seek to apply this approach elsewhere.</p> <p>However, Dee Park was a unique opportunity for renewal within the Borough, in terms of its scale, scope for reconfiguration and the large number of vacant and low density sites. The combination of these factors is not replicated elsewhere in the Borough. There are some suburban areas that could benefit from infill development and some regeneration, but this would be likely to be on a small scale within the plan period, if deliverable at all. As such it is difficult to envisage such proposals delivering more than an estimated 100 or so dwellings.</p>	<p>It is not considered that there would be any significant number of homes from this source over the plan period.</p>
<p>Redevelopment of Employment Land</p>	

¹⁰ We focus on town centre supply here for two main reasons. Firstly, experience of the operation of the permitted development right shows that there is an overwhelming focus on central Reading – sites in other locations, typically employment areas, are less conducive to residential, and are in any case covered by another heading in this section. There are some conversions in district centres, but these are comparatively very small scale. In addition, whilst there are non-town centre availability figures, they cover a Reading office market which is wider than the Borough boundary, so could not be used for these purposes.

¹¹ Thames Valley Office Market Review, 2011 (Lambert Smith Hampton)

<p>There are approximately 235 hectares of employment land in Reading, used for offices, businesses, industry and warehouses and some utilities. In the past, this land has provided a source of new build housing. This has continued into the existing policy, with a number of sites identified in the SDPD for change from employment to housing.</p> <p>However, this approach requires very careful balancing. Too much loss of employment land would push existing businesses out of Reading and reduce space for new and growing businesses to occupy, which could seriously adversely affect the local economy. The employment land that particularly lends itself to redevelopment tends to be older, cheaper accommodation, but this plays an important role for many local businesses that need cheap accommodation, particularly small businesses. If, for instance, we were to seek to meet all of the remaining 4,500 homes on employment land, this would mean something like 90 hectares at typical suburban densities. This would result in the loss of between 315,000 and 450,000 sq m of floorspace¹² and, as a result, potentially up to 9,000 to 13,500 jobs¹³ assuming that all space is occupied. The economic evidence work that we are undertaking with our neighbours will assess how much employment land we can use without causing significant economic problems.</p> <p>There are other difficulties with use of employment land. This includes the possibility of historic contamination of land. In addition, development of employment land can bring residential uses into areas that may not be entirely suitable due to being adjacent to noisy uses or roads, and being separated from other residential and local facilities. About 50% of our employment land is also in areas susceptible to flooding, although this is mainly Flood Zone 2.</p> <p>Nevertheless, there may still be potential for additional employment land to be released for residential in the right locations. This will be clarified by a full assessment of employment needs (currently ongoing) which will inform the draft local plan.</p>	<p>There is potentially substantial scope for residential development on employment sites in Reading, and the 235 ha of employment land could mean up to 8,200 to 12,900 dwellings¹⁴. However, use of any substantial proportion of this land has potentially highly significant implications for the economy of Reading.</p>
<p>Residential Gardens</p> <p>In the last 10-20 years, a number of developments have taken place on sites comprised of parts of gardens of existing houses. These developments can be controversial, and resulted in the Council including a dedicated policy within the Sites and Detailed Policies Document. Some proposals can change the character of long-established</p>	<p>If development of private garden sites of 5 dwellings or over were to continue at the rates seen over the last ten years, there could be 340 additional dwellings</p>

¹² Current employment areas tend to have around 3,500 to 5,000 sq m of employment floorspace per hectare, based on previous survey work to support the 2009 Employment Land Review Site Specific Analysis.

¹³ Using a figure of 100-150 jobs per hectare, which has been calculated from existing employment areas using employment densities of 1 employee per 19 sq m of office floorspace, 1 per 40 sq m of industrial/warehousing floorspace and 1 per 30 sq m of other floorspace

¹⁴ Using densities of 35-55 dwellings per hectare.

<p>residential areas by introducing higher density development or by removing large gardens which may contain significant amounts of trees. They can also reduce back-to-back distances between houses meaning potential loss of privacy or overshadowing. New accesses onto existing streets may cause adverse effects on the road network. There is therefore a need for particularly careful design solutions for development of gardens to ensure that adverse effects on existing residential properties and the character of the area are avoided.</p> <p>Calculating the amount of housing that could be delivered from these sites is difficult. There is substantial land that is still in use for quite sizeable gardens in Reading (we estimate that around 130 ha of land is within gardens that form plots that are of a scale that could theoretically accommodate new housing), but the vast majority of this land is unlikely to ever be developed for a wide range of reasons - site difficulties, including slopes, and access constraints can make some gardens undevelopable or unviable, whilst bringing forward a developable site relies on being able to assemble a number of different ownerships, which is not always possible. For this reason, it does not make sense to approach this issue in terms of physical capacity.</p> <p>Instead, therefore, we can make some estimates based on past provision. Between 2005 and 2015, an average of 16 dwellings per year were developed on private garden sites with five dwellings or more. Projecting this forward up to 2036 would mean around 340 dwellings in total. If, for example, changes were made to substantially relax policy around gardens which resulted in a doubling of development, that would mean almost 700 dwellings. It is difficult to envisage significantly more than that being possible, due to the difficulties of developing gardens set out above.</p>	<p>from this source. If we assume that a substantial policy relaxation would mean a doubling of supply from this source, it could mean around 700 additional dwellings over the plan period.</p>
<p>Development on Greenfield Sites</p> <p>Greenfield sites are a limited and valuable resource in Reading. It is estimated that 74% of Reading Borough is built up (including gardens). Of the remaining 26% (1,060 ha), the remainder is split approximately as follows:</p> <ul style="list-style-type: none"> • Agricultural land: 381 ha (36%) • Public recreational open space: 378 ha (36%) • Playing fields and sports grounds: 130 ha (12%) • Private open space: 68 ha (6%) • Verges etc: 50 ha (5%) • Allotments: 29 ha (3%) • Cemeteries: 27 ha (3%) <p>Much of the greenfield space in Reading, such as parks, playing fields, allotments and cemeteries therefore already plays an essential role in how Reading functions. In many parts of the Borough, these resources are already in short supply, and reducing them further would have strong adverse consequences.</p>	<p>There are approximately 460 hectares of greenfield land in Reading that are not within Flood Zone 3, are not protected as a historic park or garden or not within cemetery use. However, virtually all of this land is still subject to other strong policy constraints, in particular designation as public open space or biodiversity, so a decision to develop such sites would mean removing this protection.</p>

On paper therefore, the agricultural land that makes up the largest single type of open space represents the greatest potential for development. However, the reality is that this space, which almost entirely consists of the meadows along the Thames and Kennet, is heavily constrained, in particular by flood risk. Of the 381 ha noted above, 90% falls within the Environment Agency's Flood Zones 2 or 3 where there is a high or medium risk of flooding, and much of it is within the 'functional floodplain', which floods regularly. This will make most of the land unsuitable for development even before open space, biodiversity or landscape issues are taken into account.

However, at this stage, development of greenfield land cannot be an option that we rule out. The level of need for new development, specifically housing, means that difficult choices will need to be made on what land should be used for.

Some of these areas could not be used for development. Anything in Flood Zone 3 would not be appropriate for residential development, which removes a third of all undeveloped land. A further 11% of land in Flood Zone 2 is also unlikely to be suitable for residential other than in exceptional circumstances. Development of some other types of land, in particular cemeteries or designated historic parks and gardens, would not be considered even as a last resort, so should be removed from calculations entirely.

4.13 The table above has discussed some of the potential sources of land for development and attempted to put some figures on the scope to accommodate new housing, albeit that it is very difficult to make accurate calculations of possible capacity over a 20 year period. We are very keen to hear your views on which types of site we should prioritise over others.

Q15. Please rank the following sources of sites for housing development in order of preference:

- 1: Town centre development
- 2: Increasing densities;
- 3: Vacant brownfield sites and infill development;
- 4: Conversion of houses to flats;
- 5: Conversion of offices to residential;
- 6: Renewal of suburban areas;
- 7: Redevelopment of employment land;
- 8: Residential gardens;
- 9: Development on greenfield sites.

Q16. Are there any other types of site that we have missed?

Development Outside Reading

- 4.14 National policy in the NPPF states in paragraph 182 that Local Plans should *“be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development”*. It is therefore possible for local authorities through the mechanism of the duty to co-operate to seek to meet their unmet needs in other authorities’ areas. However, national guidance is clear that this can only be a reasonable expectation if it is not possible to meet such needs within the local authority area, and if the land outside the area is subject to fewer constraints - for instance, we could not argue that sites within Reading are not appropriate due to being greenfield sites, and then expect adjoining authorities to meet our need on greenfield sites.
- 4.15 Meeting the needs of other authorities is a two-way process, however. It may be that Reading cannot meet its development needs, and provision needs to be made outside its boundaries. If, however, Reading can meet its development needs within its boundaries and has spare capacity, there may be an expectation that Reading accommodates the unmet need of other authorities. The Council is already having conversations with its neighbours within the Housing Market Area about how this issue might be approached.
- 4.16 At this stage, it is too early to say whether provision will need to be made outside Reading, or whether Reading will need to meet other authorities’ needs. This should be considered as a last resort, will require significant co-operation with neighbouring authorities, and does not constitute a strategy, or an option in this consultation. It is important to note that this may become an issue later in the process, however.

Which Specific Sites Should Be Developed?

- 4.17 As this will be the only stage before a full draft plan is produced, it is important that there is an opportunity to comment on candidate sites for inclusion in the Local Plan.

Suggested Sites

- 4.18 In January 2014, Reading Borough Council asked for sites to be put forward for specific identification in the Local Plan (a ‘call for sites’), either for development or for another designation, which could include open space. A second ‘call for sites’ was undertaken in September 2015. A number of sites have been put forward for development, and these are summarised in Table 4.3 below. These sites have mainly been suggested for development by landowners or developers, but

some have been suggested by those without any particular connection to the site.

Table 4.3: Suggested Sites

Site	Ward	Size (ha)	See page
A1	Abbey	0.58 (1.51 with extension)	49
A2	Abbey	0.004	50
A3	Abbey	0.03	51
A4	Abbey	0.01	52
A5	Abbey	0.04	53
A6	Abbey	0.10	54
A7	Abbey	0.41	55
A8	Abbey	4.49	56
A9	Abbey	1.31	57
A10	Battle	0.62	58
A11	Caversham/ Abbey	0.06	59
A12	Caversham	1.62	60
A13	Caversham	0.56	61
A14	Kentwood	6.68	62
A15	Kentwood	0.11	63
A16	Minster	2.42	64
A17	Norcot	0.89	65
A18	Park	0.16	66
A19	Peppard	3.75	67
A20	Peppard	0.87	68
A21	Peppard	0.37	69
A22	Redlands	0.74	70
A23	Redlands	0.43	71
A24	Southcote/ Minster	93.7	72
A25	Thames	0.48	73
A26	Thames	0.33	74
A27	Tilehurst	1.08	75
A28	Whitley	0.74	76
A29	Whitley	9.70	77
A30	Whitley	1.81	78
A31	Whitley	26	79
A32	Whitley	19	80

4.19 We would like your views on which sites should be identified, and what for. Appendix 3 includes a page on each site that has been suggested for development and sets out basic information including a map. This includes Council-owned sites where there may be scope for development. We would not generally look to identify sites that are not capable of accommodating five homes or 500 sq m of non-residential floorspace, in line with national guidance.

4.20 It is an important part of the process of allocating sites that a range of different options are assessed and consulted upon. Therefore, for

each site, alternative options to the proposal are also included, and it would be helpful if comments could refer to those options.

- 4.21 The Council does not necessarily endorse these sites, or any options for these sites at this stage - it is important that there is an opportunity to comment on sites and options for them before any decisions on them are made. Doing so will make sure that the decision whether to include or exclude a site is as well-informed as possible.
- 4.22 Sites that have been suggested for other designations, e.g. open space, are dealt with in the next Chapter 5.

Q17. Do you have any comments on the suggested use of any of the sites in Appendix 3?

Q18. Do you favour any of the alternative options on any of the suggested sites (see Appendix 3 for list of options on each site)?

Existing Allocations

- 4.23 Many of the sites that were allocated for development in the existing development plan (the Reading Central Area Action Plan and the Sites and Detailed Policies Document) remain undeveloped. In many cases this is related to recent economic issues, but in other cases development was always expected to be longer term.
- 4.24 At this stage, most of the remaining allocations are expected to be carried over into the new plan. However, we need to consider whether they remain appropriate sites to develop, and whether there are changes that are needed to the development that is proposed on the sites. Therefore, each of the outstanding allocations are set out in Appendix 4, with important information, and a range of alternative options. Again, it would be helpful if any comments could refer to these options. The allocations included are summarised in Table 4.4 below.

Table 4.4: Existing Allocations

Site	Ward	Size (ha)	See page	
B1	Friar Street and Station Road	Abbey	1.36	82
B2	Friars Walk and Greyfriars Road	Abbey	1.35	83
B3	Station Hill	Abbey	1.89	84
B4	North of the Station	Abbey	6.71	85
B5	Riverside	Abbey	1.24	86
B6	Napier Road Junction	Abbey	0.49	87
B7	Napier Court	Abbey	1.10	88
B8	Cattle Market	Abbey	2.46	89
B9	Great Knollys Street and Weldale Street	Abbey	3.02	90
B10	Chatham Street	Abbey	3.04	91
B11	Broad Street Mall	Abbey	2.75	92
B12	Hosier Street	Abbey	3.41	93
B13	Reading Prison	Abbey	1.44	94
B14	Forbury Retail Park	Abbey	6.99	95
B15	Forbury Business Park and Kenavon Drive	Abbey	2.89	96
B16	Gas Holder	Abbey	0.71	97
B17	108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street	Abbey	1.12	98
B18	143-145 Oxford Road	Abbey	0.14	99
B19	Former Reading Family Centre, North Street	Abbey	0.23	100
B20	9-27 Greyfriars Road	Abbey	0.17	101
B21	2-8 The Forbury and 19-22 Market Place	Abbey	0.07	102
B22	3-10 Market Place, Abbey Hall & Abbey Square	Abbey	0.29	103
B23	37-43 Market Place	Abbey	0.07	104
B24	Reading Central Library, Abbey Square	Abbey	0.10	105
B25	The Anchorage, 34 Bridge Street	Abbey	0.15	106
B26	The Oracle Extension, Bridge Street and Letcombe Street	Abbey/ Katesgrove	1.67	107
B27	25-31 London Street	Katesgrove	0.10	108
B28	Corner of Crown Street and Southampton Street	Katesgrove	0.08	109
B29	Corner of Crown Street and Silver Street	Katesgrove	0.38	110
B30	21 South Street	Katesgrove	0.14	111
B31	Reading College, Kings Road	Abbey	3.54	112
B32	Kings Meadow Pool, Kings Meadow Road	Abbey	0.12	113
B33	Caversham Lock Island	Abbey	0.45	114
B34	261-275 London Road	Park	0.16	115
B35	Crescent Road Campus	Park	2.25	116
B36	University of Reading Whiteknights Campus	Church/ Redlands	36.27	117
B37	Worton Grange	Whitley	8.79	118
B38	Part of former Berkshire Brewery Site	Whitley	3.7	119
B39	Land north of Manor Farm Road	Whitley	13.69	120
B40	Fobney Mead, Island Road	Minster	2.18	121
B41	211-221 Oxford Road, 10 & rear of 8 Prospect Street	Battle	0.30	122
B42	Rear of 303-315 Oxford Road	Battle	0.22	123
B43	Dellwood Hospital, Liebenrood Road	Southcote	0.31	124
B44	Elvian School, Bath Road	Southcote	5.00	125
B45	Alice Burrows Home, Dwyer Road	Southcote	0.48	126
B46	Park Lane Primary School, The Laurels and Downing Road	Tilehurst	3.36	127
B47	784-794 Oxford Road	Kentwood	0.22	128
B48	Part of former Battle Hospital, Portman Road	Battle	2.77	129
B49	Dee Park	Norcot	16.4	130
B50	The Meadway Centre, Honey End Lane	Norcot	2.99	131
B51	Land at Lowfield Road	Peppard	0.93	132

4.25 The following existing allocations have been excluded from consultation as the whole site has already been completed, or is already under construction.

- RC3a: Queens House
- RC3e: 42 Kenavon Drive
- RC4c: 5-21 Tudor Road
- RC4m: 181-183 Kings Road
- SA8e: Bath Road Reservoir, Bath Road

Q19. Do you have any comments on the existing allocations in Appendix 4?

Q20. Do you favour any of the alternative options on any of the existing allocations (see Appendix 4 for list of options on each site)?

Other Sites

4.26 We will continue to examine the potential for additional sites to be identified to meet our development needs, whether those come from suggestions from others, or from our own investigations. Additional sites may become known during plan preparation which may need to be identified within the plan. We remain open to any more of your suggestions.

Q21. Do you have any more sites to suggest for development?

What should be the future of the Richfield Avenue/Cardiff Road area?

4.27 The industrial and commercial areas around Richfield Avenue and Cardiff Road are currently protected as employment land. However, the area is ageing and has increasingly become a location for other commercial uses that are not traditional employment uses, such as a casino, car dealerships and a bar. In addition, some large employment premises, notably the Berkshire Press building and the Cox and Wyman factory have become vacant in recent years. Meanwhile, transport links to the area will soon be substantially improved with the completion of the Cow Lane bridges scheme, and the area is adjacent to one of Reading's greatest assets, the Thames meadows. This gives an opportunity to consider the long-term future of the area and how it contributes to Reading.

4.28 However, the area has a number of constraints, in particular flooding, and a potentially difficult relationship between existing residential areas west of Caversham Road and neighbouring commercial premises. Appendix 6 sets out more detail on the area.

Q22. What should the future of the Richfield Avenue & Cardiff Road area be? Please select from the following options:

OPTION 22.1: Retain as an employment area

OPTION 22.2: Move towards a more mixed commercial area, with uses that are not traditional employment uses, such as leisure and retail uses, hotels, vehicle sales etc.

OPTION 22.3: Identify the area for development for other uses such as residential.

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4 WHICH OTHER ISSUES SHOULD BE DEALT WITH?

- 5.1 The Council's existing development plans are relatively recent, with the latest having been adopted in 2012. This means that it may be possible to carry certain policies forward without major changes, and focus instead on the main issues in need of revision.
- 5.2 Appendix 1 lists all current policies and whether we intend to replace them, amend them or carry them forward. Your views on what we propose are welcome.

Q23. Do you agree with the policies that the Council proposes to carry forward in Appendix 1?

- 5.3 However, in addition to the areas and sites for development already discussed, there are some other issues where we need to think about our approach, and these are summarised below.

Protection of Sites from Development

- 5.4 A number of types of area are generally protected in Local Plans for a variety of purposes, in particular for their open space, biodiversity and landscape value. As set out in Appendix 1, it is proposed to largely carry forward the approach to biodiversity and landscape. However, the approach to open space needs to be considered.
- 5.5 In the current Sites and Detailed Policies Document, a number of areas are designated as 'public and strategic open space', protected from development under policy SA16. However, the Government has introduced a new type of designation, known as 'local green space' in the NPPF. Designating local green space would mean that these areas benefit from the national level policy protection in the NPPF. However, there are a number of criteria which must be fulfilled in order to justify the designation:
- The green space must be in reasonably close proximity to the community it serves;
 - The green space must be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
 - The green space must be local in character and not an extensive tract of land.
- Therefore, for us to be able to identify any green space for specific protection, we will need to show how it meets any of the above

criteria. It would be extremely helpful therefore if your comments could state which, if any, of these criteria the area meets¹⁵.

- 5.6 Appendix 5 shows the sites that are currently identified as Public and Strategic Open Space in the SDPD or as important areas of open space in the RCAAP. These could be considered candidate sites for consideration as Local Green Space - however, it is important to note that the designations do not have an identical meaning, and the current designations include a handful of paved areas such as the Oracle Riverside which would not be considered 'green space'. In addition, the requirements for local green space could be interpreted as being stricter than for the existing designation, meaning that fewer sites can be identified.
- 5.7 The map in Appendix 5 also shows the two sites that have been nominated to be protected as open space that do not already have such protection, in red.
- 5.8 Two additional suggestions have been made that relate to open space:
- One additional site, in Gratwicke Road, has been suggested as a community garden. As this is part of an existing allocation (Park Lane Primary School etc), this site is considered further in Appendix 4.
 - It has been suggested that some land to the rear of the Prospect Park offices could be used for horticulture for people with mental health needs. This land is within the existing Prospect Park designation.

Q24. Which areas should be identified as local green space and why?

For each area that you would like to see identified as Local Green Space (see map of potential sites in Appendix 5, but also include any other areas if they are not shown), please describe the particular local significance of the area to the community.

Changes of Use

- 5.9 The existing documents include a number of policies that manage changes of use. In particular, policy DM13 of the Sites and Detailed Policies Document looks at which changes of use will be appropriate within existing centres.
- 5.10 However, much has changed in terms of changes of use since the SDPD was adopted in October 2012, and a lot of what the policies seek to control is now 'permitted development', meaning that planning permission is not required (although a 'prior approval' process is

¹⁵ More detail on the requirements for identifying Local Green Space is available here: <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

needed). This includes the following changes of use (subject to specified conditions):

- Office (B1a) to residential (C3)
- Offices (B1a), hotels (C1), residential institutions (C2) or assembly and leisure uses (D2) to a state-funded school.
- Small¹⁶ retail (A1) or financial and professional (A2) uses to residential (C3)
- Various changes of use within the A1-A5 use classes
- Offices (B1a), hotels (C1), residential institutions (C2), non-residential institutions (D1) or assembly and leisure uses (D2) to a nursery providing childcare.
- Storage and distribution (B8) to residential (C3)

5.11 In addition, betting shops and pay-day loan shops have been made 'sui generis' uses, meaning a use class of their own, with the result that local authorities have new powers to control these changes of use.

5.12 Therefore, the landscape of changes of use has substantially changed, and the existing policies are not entirely fit for purpose. The policies should therefore be reviewed, but it should be recognised that there remains a risk that further changes could alter the way the policy works again in the future.

Q25. How should policies change to reflect the new permitted development rights?

Q26. Should a new policy on betting shops and pay-day loan companies be included? What should it say, and what evidence should it be based on?

Pubs

5.13 Recent years have seen the loss of many pubs in Reading, with pubs being redeveloped for flats or changing to other uses, often shops. Many other pubs are closed pending future developments. Planning powers can control the redevelopment of pubs, but a change of use of a pub to a shop does not need planning permission.

5.14 Reading's current policy on pubs, DM15 of the SDPD, tries to protect pubs from development where they anchor a district or local centre, and where there is a continued need and future for them. Some have wanted to see a stronger protection of pubs in planning policy, and CAMRA are a strong advocate of retaining pubs where possible. There must be some room for flexibility, however, as there will be circumstances where a pub is simply not viable, or there is a surplus of pubs in a particular area.

¹⁶ Up to 150 sq m

Q27. Is the current level of protection of pubs adequate, or should there be greater or lesser protection?

Housing Standards

5.15 The Government has recently sought to address the fact that there are a number of different standards in circulation that relate to new housing at a local level, and that there has been some confusion about the crossover between different regulatory systems, in particular planning and building control. To address this, the Government has streamlined housing standards in five areas:

- Accessibility and adaptability
- Internal space
- Water efficiency
- Code for Sustainable Homes
- Security

5.16 The Code for Sustainable Homes has now been phased out and elements of it are in the process of being replaced with minimum standards in the Building Regulations. New minimum standards relating to security are also included in the Building Regulations, to which all new dwellings must conform. The Government are clear that there is no scope for local authorities to impose additional standards in terms of sustainability and security over and above those minimum standards. The Local Plan will not therefore be able to deal with those areas.

5.17 However, the Government has developed 'optional' accessibility, water efficiency and space standards that exceed the Building Regulations minima. In the case of accessibility and water efficiency, these optional standards are described within the Building Regulations. In the case of internal space, the standards are described in national policy. However, in all cases, if a local authority wishes these standards to apply in their areas, they must include them within the Local Plan, and justify them through evidence.

5.18 **Access:** Two levels of optional standards are set out in the Building Regulations, Category 2 (accessible and adaptable housing) and Category 3 (wheelchair accessible/wheelchair adaptable housing). Category 2 housing is broadly similar, although not identical, to Lifetime Homes, and deals with matters such as the dimensions and location of car parking, level access, internal dimensions and location of things such as switches and sockets. Category 3 housing is more specifically suited to wheelchair adaptation, and includes more detailed requirements, including provision of a lift shaft for dwellings of more than one level. Local Plans should specify what proportions of

new housing should be within each of these categories. The SHMA has identified that around 7% of the identified housing need in Reading is for specialist housing for older people, and this could form a basis for setting requirements.

Q28. The Local Plan could require a certain proportion of new homes to be accessible and adaptable (Category 2). What should the plan require?

OPTION 28.1: No requirement

OPTION 28.2: 100% accessible and adaptable

OPTION 28.3: More than 50% accessible and adaptable

OPTION 28.4: Less than 50% accessible and adaptable

Q29. Should the Local Plan require a certain proportion of new homes to be wheelchair accessible or adaptable (Category 3)? If so, what should that proportion be?

OPTION 29.1: No requirement

OPTION 29.2: More than 7% wheelchair accessible/adaptable

OPTION 29.3: Less than 7% wheelchair accessible/adaptable

5.19 Water efficiency: The optional standard in the Building Regulations is an estimated average of 110 litres per person per day, compared to the estimated average of 125 litres per person per day, which is the general minimum standard. Reading is served by Thames Water, which is classified as an area of serious water stress in the publication 'Water stressed areas - final classification' by the Environment Agency¹⁷, which would highlight that efficient use of water is a particular issue in this area.

Q30. How should the Local Plan deal with the optional increased water efficiency standard in the building regulations?

OPTION 30.1: Do not require compliance with any standards over and above the minimum in the building regulations.

OPTION 30.2: Require that a proportion of new dwellings comply with the increased water efficiency standard (if so, what should that proportion be?).

OPTION 30.3: Require that all new dwellings comply with the increased water efficiency standard.

5.20 Internal space: A national minimum space standard is set out in the government publication 'Technical housing standards - nationally

¹⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf

described space standard'¹⁸. This contains a minimum amount of space for different types of rooms, internal storage and ceiling heights. As set out above, if these standards are to be applied in Reading, the Local Plan must 'opt in' to them through a policy, supported by evidence as to why it is necessary.

Q31. How should the Local Plan deal with the nationally described space standards?

OPTION 31.1: Do not require compliance with any space standards

OPTION 31.2: Require that a proportion of new dwellings comply with the nationally described space standard. (if so, what should that proportion be?)

OPTION 31.3: Require that all new dwellings comply with the nationally described space standard.

Sustainable Design and Construction

- 5.21 The main policy relating to the sustainable design and construction of buildings are CS1 of the Core Strategy, with CS2 (Waste Minimisation) of the Core Strategy and DM1 (Adaptation to Climate Change) and DM2 (Decentralised Energy) dealing with related issues.
- 5.22 Parts of policy CS1 in particular have been overtaken by events since the policy's adoption in 2008. The requirement for a 20% offset of carbon dioxide emissions was superseded by changes to the Building Regulations, and has not been applied for the past few years. The EcoHomes standards, referred to in CS1, were replaced by the Code for Sustainable Homes before the policy was even adopted, and the Code itself has now been removed and replaced with minimum standards in the Building Regulations. Voluntary minimum water efficiency standards for housing are also included in the Building Regulations, and referred to above.
- 5.23 All this means that the provisions in CS1 (with the exception of reference to sustainable drainage) cannot in the future be applied to housing development, and that the provisions relating to other types of development need to be changed.
- 5.24 Sustainable drainage systems, which relate to both CS1 and DM1, have grown in importance and are now a requirement for major developments. We will need to consider how policy should respond to this requirement. There may also be a case for consolidating many of

¹⁸ See

[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/421515/150324 -
_Nationally_Described_Space_Standard_Final_Web_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/421515/150324_-_Nationally_Described_Space_Standard_Final_Web_version.pdf)

the sustainability requirements into one or two policies, rather than four.

Q32. What changes do you think need to be made to our sustainable design and construction policies?

Historic Environment

- 5.25 The historic environment is of vital importance to both the character of Reading and the quality of life of those within it.
- 5.26 One of the core planning principles, as set out in the NPPF, is that planning should “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. The NPPF itself includes policy to achieve this aim, and this is expected to be supplemented by a local policy protecting heritage assets, along the lines of existing Core Strategy policy CS33.
- 5.27 However, the NPPF also states that local plans should include a positive strategy for the conservation and enjoyment of the historic environment. This goes beyond merely a general protection policy, and seeks a proactive strategy not only for conservation of the assets themselves, but also for using those assets to inform how new development should take place.
- 5.28 Therefore, we are interested in your views and ideas as to what should be contained in such a positive strategy for the historic environment.
- 5.29 The Council is currently responding to concerns about the condition of some conservation areas and has set up a working group involving selected community groups and Historic England to run a pilot to examine priorities for environmental action and improvement to maintain and enhance conservation areas in the Borough within available budgets and resources. The plan will need to take account of anything emerging from this work.

Q33. What could be included in a positive strategy for the historic environment?

Infrastructure Planning

- 5.30 In drawing up the Local Plan, the Council will need to consider which items of infrastructure are essential to support the development proposed. This will form an Infrastructure Delivery Schedule, which sits alongside the Local Plan and is updated as and when necessary.

One of the roles of the IDP is to feed into the priorities for funding from development identified within the Community Infrastructure Levy.

- 5.31 The most recent Infrastructure Delivery Schedule was that produced in March 2014 to support setting the Community Infrastructure Levy. Its main headings were transport, decentralised and renewable energy, air quality, green infrastructure, leisure and cultural facilities, social/community facilities, economic development and education. Such schedules are always something of a snapshot in time, and of course that Schedule was to support the levels of development in the existing development plan. We will therefore need to revise it once the levels of growth are set, and we would therefore like to know what your priorities for infrastructure provision would be.

Q34. What do you consider are the critical items of infrastructure necessary to support new development?

Minerals Planning

- 5.32 Planning for minerals extraction is of great importance at a national level, because aggregates are required for construction and the provision of infrastructure. However, Reading Borough Council has not previously produced its own minerals planning policies, as this used to be undertaken by Berkshire County Council, and after its abolition, by all six Berkshire unitary authorities working together with a Joint Strategic Planning Unit. The most recent adopted plan is the Replacement Minerals Local Plan, with the last amendments dating from 2001. Minerals policy is therefore in need of review in Berkshire.
- 5.33 Historically, sites within Reading have generally produced either chalk and clay for the brickmaking industry, or sand and gravel. However, there has not been any extraction of these materials for many years, and little interest expressed by the industry in extracting, particularly since most of Reading is now covered by urban development.
- 5.34 We consider that, due to fact that Reading is a consumer but not a producer of minerals (apart from some limited secondary or recycled aggregates), it does not make any sense to include minerals policies within a Reading Local Plan. It is much better to work across a wider area where the issue can be considered as a whole. Our preference therefore is for a separate joint plan with some of our neighbouring authorities. This is currently being explored, and may be combined with waste (see below).

Q35. Do you agree that a separate joint Minerals Local Plan is the correct approach?

Waste Planning

- 5.35 As for minerals planning, developing planning policies for waste was previously undertaken at a Berkshire level, firstly by Berkshire County Council, and then, after its abolition, by the six unitary authorities with the Joint Strategic Planning Unit. However, formal joint planning arrangements were abandoned in 2011.
- 5.36 Waste planning would be very difficult to undertake for Reading. The vast majority of Reading's waste travels outside the Borough boundaries. Reading's municipal solid waste, which includes household waste, after being sorted at Smallmead, then goes to the energy from waste plant in Slough, with the residual waste left after that process currently mainly being landfilled in Oxfordshire. There are also other waste streams, notably commercial and industrial waste and construction and demolition waste, the movements of which are much more difficult to have a handle on, not least because waste demolition materials are often recycled on site for major redevelopments.
- 5.37 Therefore, it makes sense for Reading to seek to plan jointly for waste with its neighbours. For municipal solid waste, Reading works with Wokingham Borough Council and Bracknell Forest Borough Council through the Re3 partnership, and, although this is only one waste stream, joint planning based on this grouping of authorities would nevertheless make sense.
- 5.38 It is not therefore proposed that the Local Plan will include waste policies, and this section does not discuss this matter any further. A separate Waste Local Plan, ideally prepared jointly with neighbouring authorities, will be required.

Q36. Do you agree that a separate joint Waste Local Plan is the correct approach?

Other Policy Areas

- 5.39 There are a number of other issues which are covered by existing policies that the Council intends to carry forward into the local plan. Appendix 1 contains a full list.
- 5.40 Other than those areas, and the areas already discussed in this document, there are no other major topics that we propose to address. However, if you think we should be addressing any additional policy areas, please let us know.

Q37. Are there any other areas that you would like to see dealt with in the Local Plan?

APPENDIX 1: FUTURE OF EXISTING PLANNING POLICIES

A. POLICIES WHERE REVISION MAY BE NEEDED

A1. Policies that depend on Objectively Assessed Development Needs and resulting strategy

The following are the main strategic policies in the current plans, that indicate what type of development will take place and where. Since the assessment of Reading's development needs is such a central plank of developing the new local plan, all of the following policies may need to be changed.

CS10: Location of Employment Development
CS11: Use of Employment Land for Alternative Uses
CS12: Maintaining a Variety of Premises
CS14: Provision of Housing
CS15: Location, Accessibility, Density and Housing Mix
CS16: Affordable Housing
CS19: Provision for Gypsies and Travellers
CS25: Scale and Location of Retail, Leisure and Culture Development
CS26: Network and Hierarchy of Centres
CS28: Loss of Open Space
CS31: Additional and Existing Community Facilities
RC6: Definition of the Centre
RC7: Leisure, Culture and Tourism in the Centre
RC14: Public Realm
DM5: Housing Mix
DM6: Affordable Housing
DM15: Protection of Leisure Facilities and Public Houses
SA3: Retail, Leisure and Culture Uses in South Reading
SA12: Core Employment Areas
SA16: Public and Strategic Open Space

A2. Policies that may need revision depending on the situation with CIL/S106 and the comprehensive assessment of viability

As policies are developed that place requirements on developers, they will need to be comprehensively assessed to ensure that they do not as a whole result in development being unviable. This means that development of such policies is an iterative process, and viability may change over time. Therefore, policies may be subject to revision throughout the process.

CS9: Infrastructure, Services Resources and Amenities
CS13: Impact of Employment Development
CS32: Impacts on Community Facilities
DM3: Infrastructure Planning
SA1: South Reading Development Principles
DM1: Adaptation to Climate Change
DM2: Decentralised Energy

A3. Site Allocation policies that are likely to need updating, revising, and/or consolidating

Site allocation policies are always a snapshot in time. Circumstances of individual sites change, development is completed and new sites come forward. More sites may need to be identified to meet identified development needs. Therefore, the following policies are highly likely to need amendment.

RC1: Development in the Station/River Major Opportunity Area
RC2: Development in the West Side Major Opportunity Area
RC3: Development in the East Side Major Opportunity Area
RC4: Other Opportunity Sites
SA2: South Reading Strategic Development Sites
SA4: Dee Park
SA5: Park Lane Primary School, The Laurels and Downing Road
SA7: Crescent Road Campus
SA8: Other Sites for Housing Development
SA9: Other Sites for Mixed Use Development Including Housing
SA10: Other Sites for Leisure Development

A4. Policies that may need to be updated as a result of other Council strategies being updated

The Local Plan needs to tie in with other Council strategies as they develop. The transport policies in the Core Strategy, for instance, were related to a version of the Local Transport Plan that has now been superseded.

CS20: Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011)
CS21: Major Transport Projects
SA13: Transport Improvements
SA14: Cycle Routes

A5. Policies that may need revision for other reasons

A variety of other factors may necessitate changes to existing policies, for instance changing national policy. One example is the removal of the Code for Sustainable Homes at a national level, which will mean the need to revise CS1. Other issues might have arisen through how the policies have been applied in practice.

CS1: Sustainable Construction and Design
CS3: Social Inclusion and Diversity
CS24: Car/Cycle Parking
CS33: Protection and Enhancement of the Historic Environment
CS35: Flooding
DM13: Vitality and Viability of Smaller Centres

B. POLICIES WHICH ARE ONLY LIKELY TO NEED AMENDMENT IF THERE IS A SUBSTANTIAL CHANGE TO THE SPATIAL STRATEGY

The preceding sections have identified that there are a number of different potential spatial options to accommodate Reading's development needs. Depending on which of these options are chosen, there may be consequential

amendments needed to some policies to reflect the approach taken. For instance, an approach of increasing densities wherever possible could mean needing to review policies on private outdoor space, or tall buildings.

RC9: Living in the Centre
RC13: Tall Buildings
CS4: Accessibility and the Intensity of Development
CS18: Residential Conversions
DM8: Residential Conversions
DM10: Private and Communal Outdoor Space
DM11: Development of Private Residential Garden Land

C. POLICIES WHERE NO CHANGE TO POLICY APPROACH IS LIKELY TO BE NEEDED

C1. Policies where no change is expected

The existing policies within the development plan documents are relatively recent, with the most recent document having been adopted in 2012. It therefore follows that many of the policies are likely to be capable of being carried forward. Such policies are those that comply with the NPPF, and those that relate to general planning principles and are therefore relatively independent of any changes in the overall strategy discussed in chapters 2 and 3. The following policies are therefore proposed to be carried forward without substantive amendments.

CS2: Waste Minimisation
CS5: Inclusive Access
CS7: Design and the Public Realm
CS8: Waterspaces
CS17: Protecting the Existing Housing Stock
CS22: Transport Assessments
CS23: Sustainable Travel and Travel Plans
CS30: Access to Open Space
CS34: Pollution and Water Resources
RC5: Design in the Centre
RC8: Drinking Establishments
RC10: Active Frontages
RC11: Small Shop Units
RC12: Terraced Housing in the Centre
SD1: Presumption in Favour of Sustainable Development
DM4: Safeguarding Amenity
DM7: Accommodation for Vulnerable People
DM9: House Extensions and Ancillary Accommodation
DM12: Access, Traffic and Highway-Related Matters
DM14: Impact of Main Town Centre Uses
DM19: Air Quality
DM20: Hazardous Installations
DM21: Telecommunications Development
DM22: Advertisements
DM23: Shopfronts and Cash Machines
SA6: Whiteknights Campus, University of Reading

C2. No change apart from merging of policies previously in separate documents.

In addition, due to the way that the previous planning policy system was based around several different documents, there are a number of policies where a policy area is split between two documents, often with one more strategic policy in the Core Strategy together with a more detailed or site-specific policy in the SDPD. The following policy approaches are therefore proposed to be carried forward, albeit that the policies would be combined.

CS27: Maintaining the Retail Character of Centres & amended DM13: Vitality and Viability of Smaller Centres (see A5)

CS29: Provision of Open Space & DM16: Provision of Public Open Space

CS36: Biodiversity and Geology & DM17: Green Network

CS37: Major Landscape Features and Strategic Open Space & SA17: Major Landscape Features

CS38: Trees, Hedges and Woodlands & DM18: Tree Planting

SA15: District and Local Centres & amended CS26: Network and Hierarchy of Centres (see A1).

D. POLICIES TO BE REMOVED AND NOT REPLACED

It is considered that the following policies should not be replaced in a new Local Plan.

CS6: Settlement Boundary (CS)

SA10: Settlement Boundary (SDPD)

The reason for this is that settlement boundary policies essentially protect land outside urban areas for its own sake, rather than being related to the specific importance of that land. It is considered that such an approach cannot be justified in Reading in the context of the National Planning Policy Framework. It may be that most land outside the current settlement boundary has an intrinsic value that should be covered by other designations, e.g. biodiversity or open space, but this will need to be considered through the Local Plan process.

APPENDIX 2: SUMMARY OF CONSULTATION QUESTIONS

- Q1. Do you think that there should be any changes to the core objectives?
- Q2. Do you agree that we should plan up to 2036?
- Q3. How much housing should be provided in Reading each year between 2013 and 2036? Please select from the following options:
- OPTION 3.1: Provide 699 homes each year
The full "objectively assessed need" for Reading
 - OPTION 3.2: Provide around 600 homes each year
Based on the average annual delivery over the 20 year period from 1995 to 2015
 - OPTION 3.3: Provide around 630 homes each year
Based on the maximum that might be achievable without any additional loss of greenfield land, employment areas or increase in development of garden land (according to an initial estimate).
 - OPTION 3.4: Provide significantly more than 700 homes each year
In order to further significantly boost housing and deliver higher levels of affordable housing.
- Q4. Do you agree with the continuation of the affordable housing policies?
- Q5. Are you aware of any sites that would be suitable for self-build homes?
- Q6. Are you aware of any vacant or under-used commercial or industrial sites that would be suitable for starter homes?
- Q7. Are you aware of any sites that would be suitable for student housing?
- Q8. Are you aware of any sites that would be suitable for residential care?
- Q9. Are there any sites that would be suitable for provision for gypsies and travellers?
- Q10. How should the relationship between employment development and housing be managed? Please select from the following options:
- OPTION 10.1: Do not limit employment development
 - OPTION 10.2: Do not limit employment development, but expect new development to mitigate its impacts on housing.
 - OPTION 10.3: Place a limit on employment development based on how much housing is to be provided in Reading.
 - OPTION 10.4: Place a limit on employment development based on how much housing is to be provided in the wider housing market area.
- Q11. Do you agree that there is unlikely to be a need for major retail expansion in Reading?
- Q12. Which other town centre uses, such as leisure facilities, should we be planning for?
- Q13. Are there any other uses that we should assess the need for?

Q14. Is the existing spatial strategy still broadly relevant, or should there be a fundamental change to it?

Q15. Please rank the following sources of sites for housing development in order of preference:

- 1: Town centre development
- 2: Increasing densities;
- 3: Vacant brownfield sites and infill development;
- 4: Conversion of houses to flats;
- 5: Conversion of offices to residential;
- 6: Renewal of suburban areas;
- 7: Redevelopment of employment land;
- 8: Residential gardens;
- 9: Development on greenfield sites.

Q16. Are there any other types of site that we have missed?

Q17. Do you have any comments on the suggested use of any of the sites in Appendix 3?

Q18. Do you favour any of the alternative options on any of the suggested sites (see Appendix 3 for list of options on each site)?

Q19. Do you have any comments on the existing allocations in Appendix 4?

Q20. Do you favour any of the alternative options on any of the existing allocations (see Appendix 4 for list of options on each site)?

Q21. Do you have any more sites to suggest for development?

Q22. What should the future of the Richfield Avenue & Cardiff Road area be? Please select from the following options:

OPTION 22.1: Retain as an employment area

OPTION 22.2: Move towards a more mixed commercial area, with uses that are not traditional employment uses, such as leisure and retail uses, hotels, vehicle sales etc.

OPTION 22.3: Identify the area for development for other uses such as residential.

Q23. Do you agree with the policies that the Council proposes to carry forward in Appendix 1?

Q24. Which areas should be identified as local green space and why?

For each area that you would like to see identified as Local Green Space (see map of potential sites in Appendix 5, but also include any other areas if they are not shown), please *describe the particular local significance of the area to the community.*

Q25. How should policies change to reflect the new permitted development rights?

Q26. Should a new policy on betting shops and pay-day loan companies be included? What should it say, and what evidence should it be based on?

Q27. Is the current level of protection of pubs adequate, or should there be greater or lesser protection?

Q28. The Local Plan could require a certain proportion of new homes to be accessible and adaptable (Category 2). What should the plan require?

OPTION 28.1: No requirement

OPTION 28.2: 100% accessible and adaptable

OPTION 28.3: More than 50% accessible and adaptable

OPTION 28.4: Less than 50% accessible and adaptable

Q29. Should the Local Plan require a certain proportion of new homes to be wheelchair accessible or adaptable (Category 3)? If so, what should that proportion be?

OPTION 29.1: No requirement

OPTION 29.2: More than 7% wheelchair accessible/adaptable

OPTION 29.3: Less than 7% wheelchair accessible/adaptable

Q30. How should the Local Plan deal with the optional increased water efficiency standard in the building regulations?

OPTION 30.1: Do not require compliance with any standards over and above the minimum in the building regulations.

OPTION 30.2: Require that a proportion of new dwellings comply with the increased water efficiency standard (if so, what should that proportion be?).

OPTION 30.3: Require that all new dwellings comply with the increased water efficiency standard.

Q31. How should the Local Plan deal with the nationally described space standards?

OPTION 31.1: Do not require compliance with any space standards

OPTION 31.2: Require that a proportion of new dwellings comply with the nationally described space standard. (if so, what should that proportion be?)

OPTION 31.3: Require that all new dwellings comply with the nationally described space standard.

Q32. What changes do you think need to be made to our sustainable design and construction policies?

Q33. What could be included in a positive strategy for the historic environment?

Q34. What do you consider are the critical items of infrastructure necessary to support new development?

Q35. Do you agree that a separate joint Minerals Local Plan is the correct approach?

Q36. Do you agree that a separate joint Waste Local Plan is the correct approach?

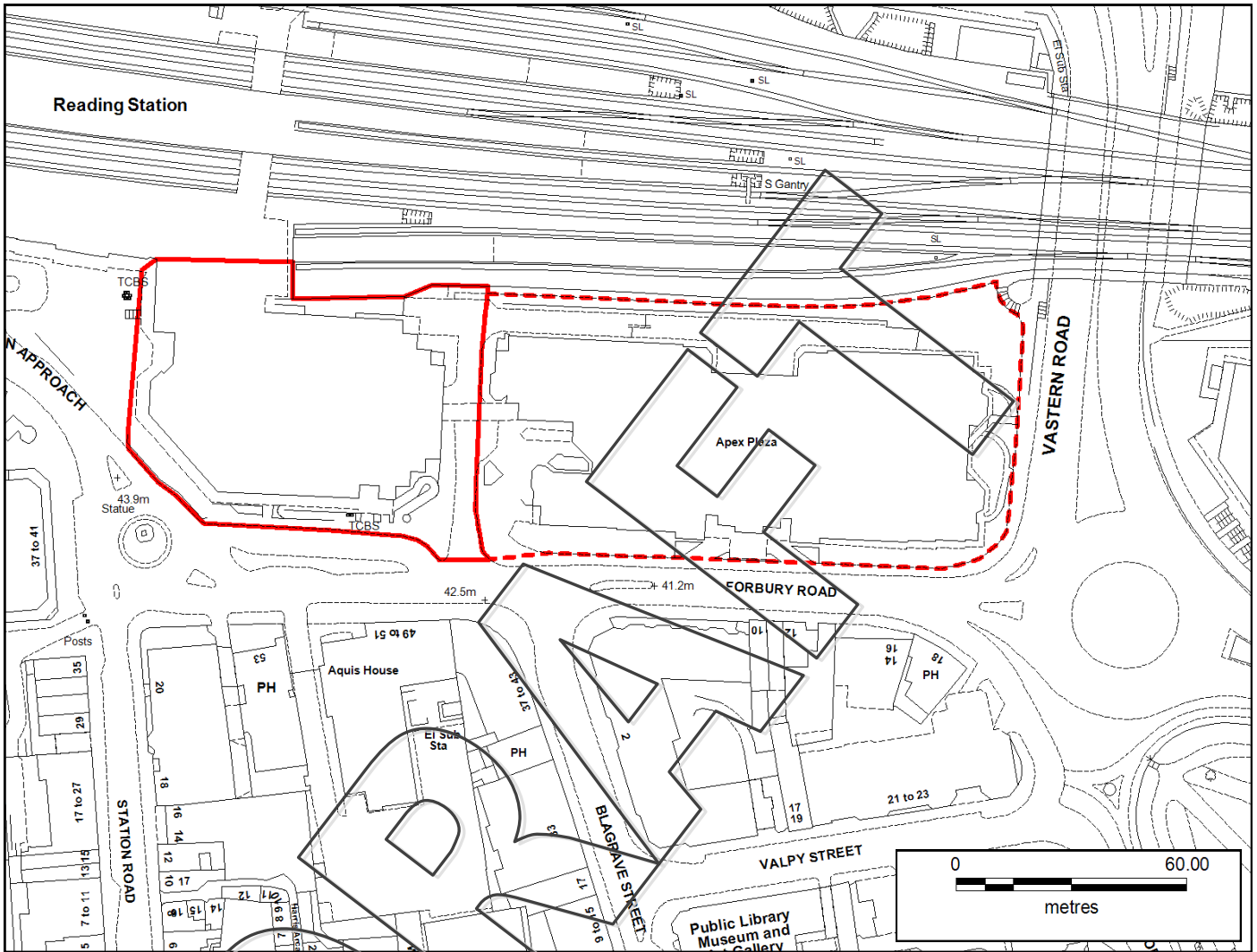
Q37. Are there any other areas that you would like to see dealt with in the Local Plan?

APPENDIX 3: SUGGESTED SITES FOR DEVELOPMENT

The following pages set out the new sites that have been suggested for development together with some basic information. Please note that these are suggestions for consultation at this stage, and that the Council does not necessarily endorse these sites or any particular option for development of these sites.

DRAFT

SITE A1: BRUNEL ARCADE, STATION APPROACH

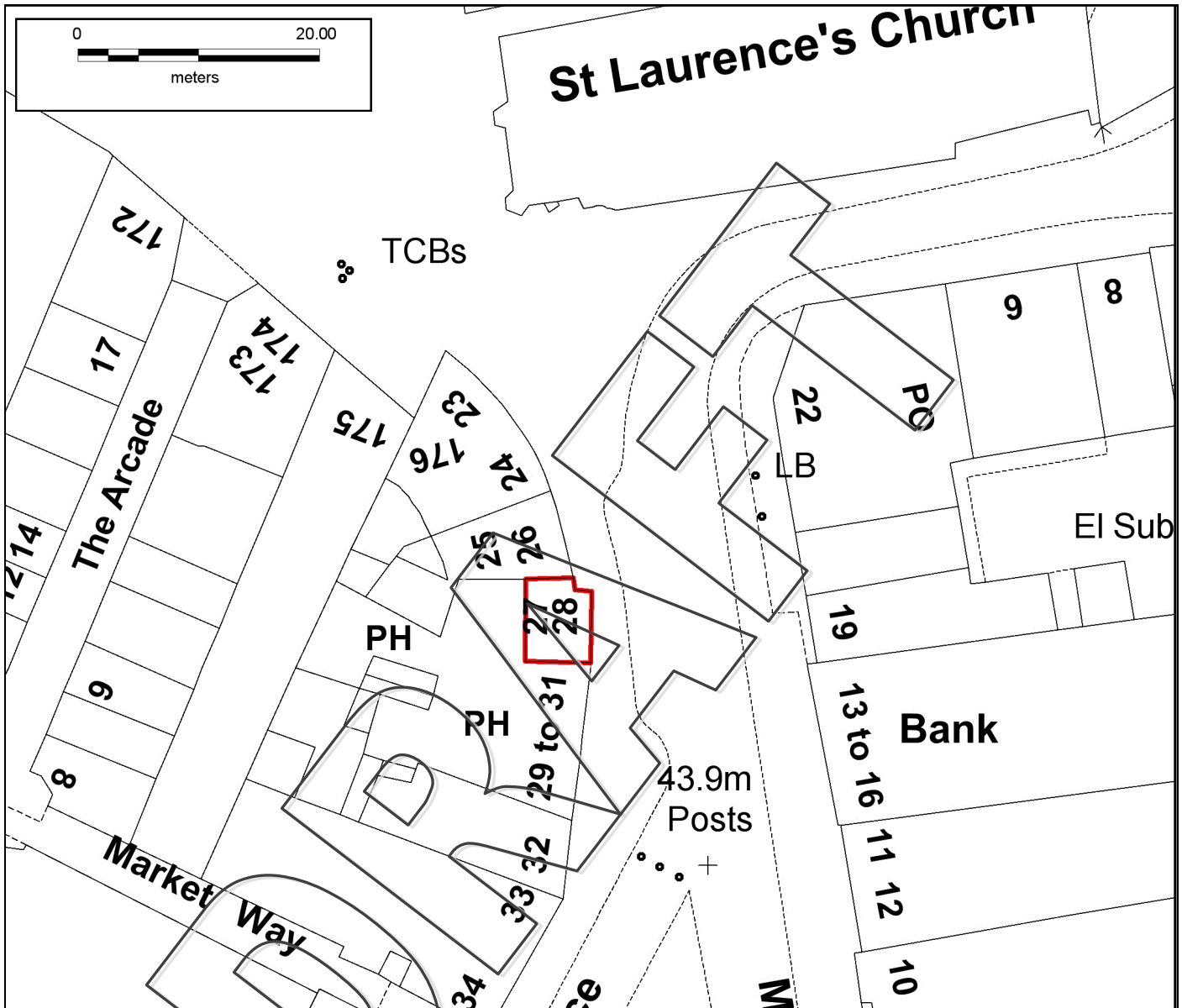


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Size:	0.58 ha	Current use:	Retail and operational uses associated with the railway.
Grid Reference:	SU715737	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A1a—Suggestion	Retail, operational facilities, office, residential (up to 150 dwellings). Bridge link to neighbouring Apex Plaza to be maintained.		
A1b—Alternative Option	<i>Mixed use scheme on an extended site including Apex Plaza including residential [up to 300 dwellings], offices, retail [see below]</i>		
A1c—Alternative Option	<i>Do not allocate</i>		
A1d—Alternative Option	<i>Retail and related uses</i>		
A1e—Alternative Option	<i>Office use</i>		
A1f—Alternative Option	<i>Residential use [160-260 dwellings]</i>		
Issues and constraints:	Site is currently still in use for activities associated with the station, and will not be available immediately. Need for careful consideration of surrounding historic environment, including listed buildings and archaeological potential. Within Air Quality Management Area. Potential contamination issues on part of the site. Land currently safeguarded by DfT direction for extension to Crossrail. Various trees around Apex Plaza subject to Tree Preservation Orders.		
Other information:	Site is within the boundary of the existing allocation RC1d, but is not included in the list of sites within Appendix 4 as the allocation does not include any specific proposals for this site. Considered likely to be deliverable within 6-10 years.		

There is potential for an extension of the site to include the adjoining Apex Plaza (shown with a dotted line). This was not identified as part of the nomination, but has been identified as having potential by the Council. This would make the total size of the site 1.51 ha, which could accommodate a significant development, for instance 200-300 dwellings.

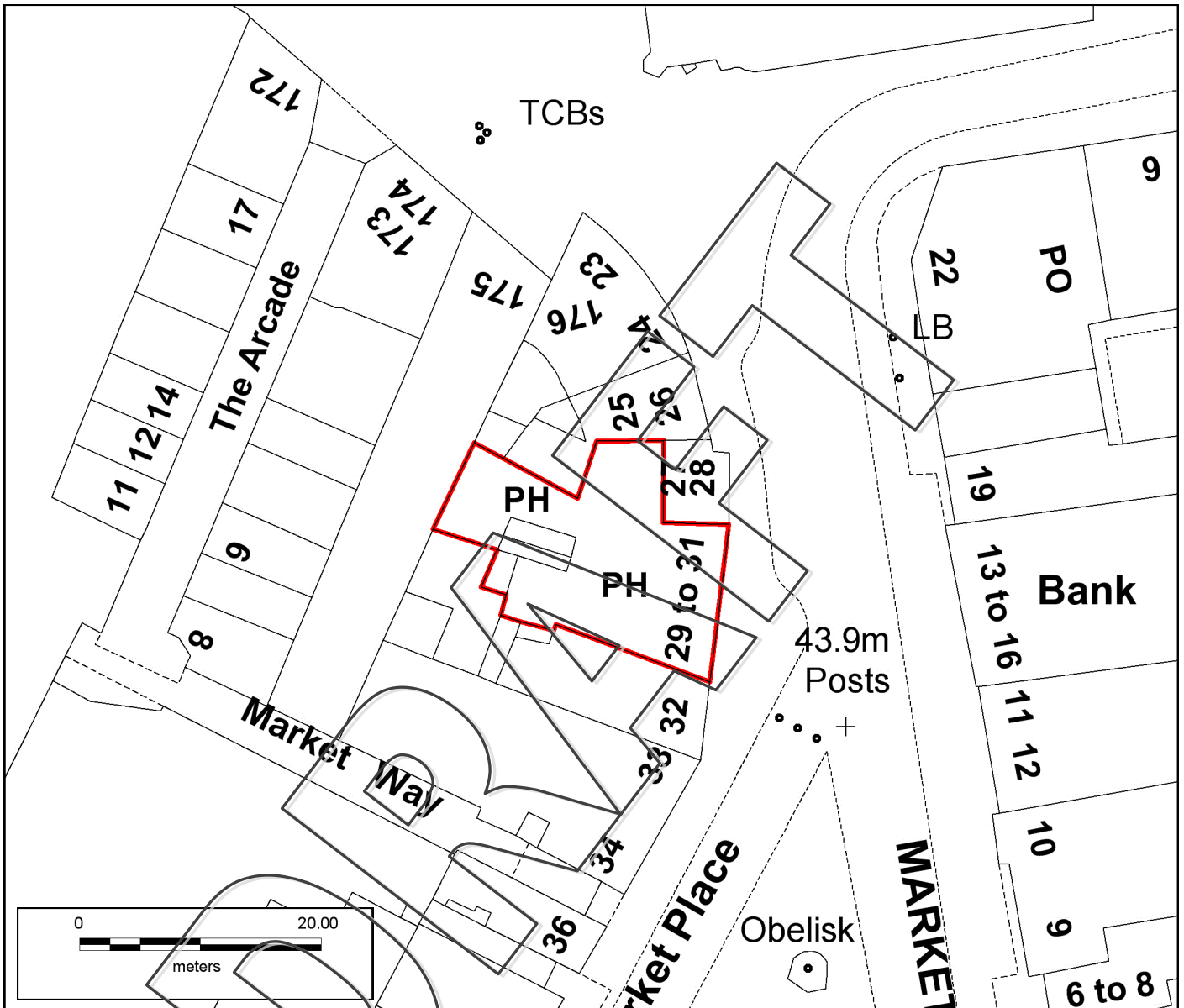
SITE A2: 27-28 MARKET PLACE



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Size:	0.004 ha	Current use:	Ground floor retail and upper floor offices
Grid Reference:	SU716735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A2a—Suggestion	Residential/ commercial/ retail/ leisure development		
A2b—Alternative Option	Do not allocate		
A2c—Alternative Option	Re-use/refurbishment as offices with ground floor retail		
A2d—Alternative Option	Re-use/refurbishment as residential with ground floor retail [Approx. 1-3 dwellings]		
A2e—Alternative Option	Re-use/refurbishment as leisure with potential for ground floor retail		
Issues and constraints:	Building is grade II listed, and redevelopment unlikely to be appropriate. Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

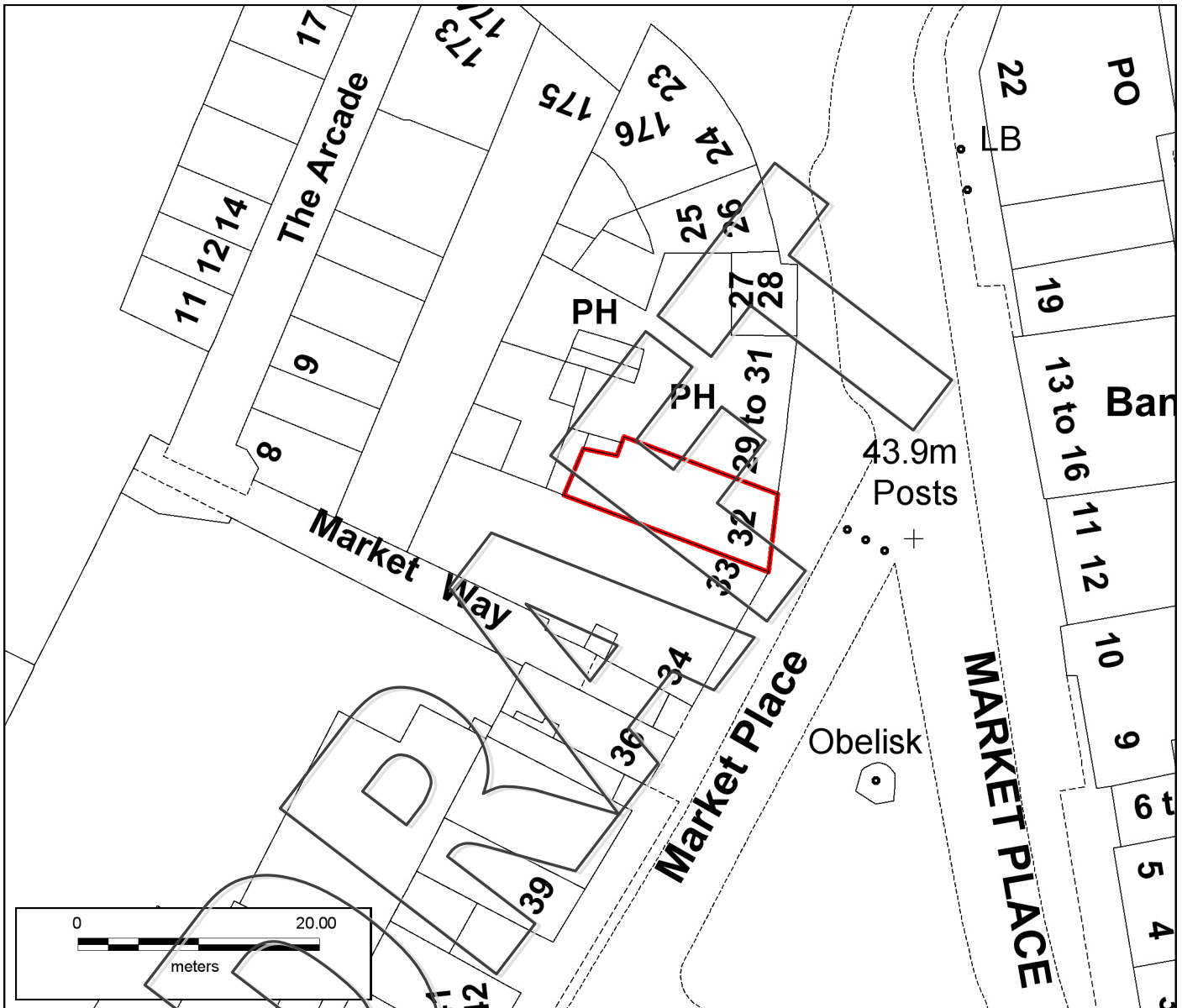
SITE A3: 29-31 MARKET PLACE



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Size:	0.03 ha	Current use:	Public house, offices and residential
Grid Reference:	SU716735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A3a—Suggestion	Residential/commercial/retail/leisure development		
A3b—Alternative Option	Do not allocate		
A3c—Alternative Option	Re-use/refurbishment as offices with ground floor retail		
A3d—Alternative Option	Re-use/refurbishment as residential with ground floor retail [Approx. 5-10 dwellings]		
A3e—Alternative Option	Re-use/refurbishment as leisure with potential for ground floor retail		
Issues and constraints:	Building is grade II listed, and redevelopment unlikely to be appropriate. Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

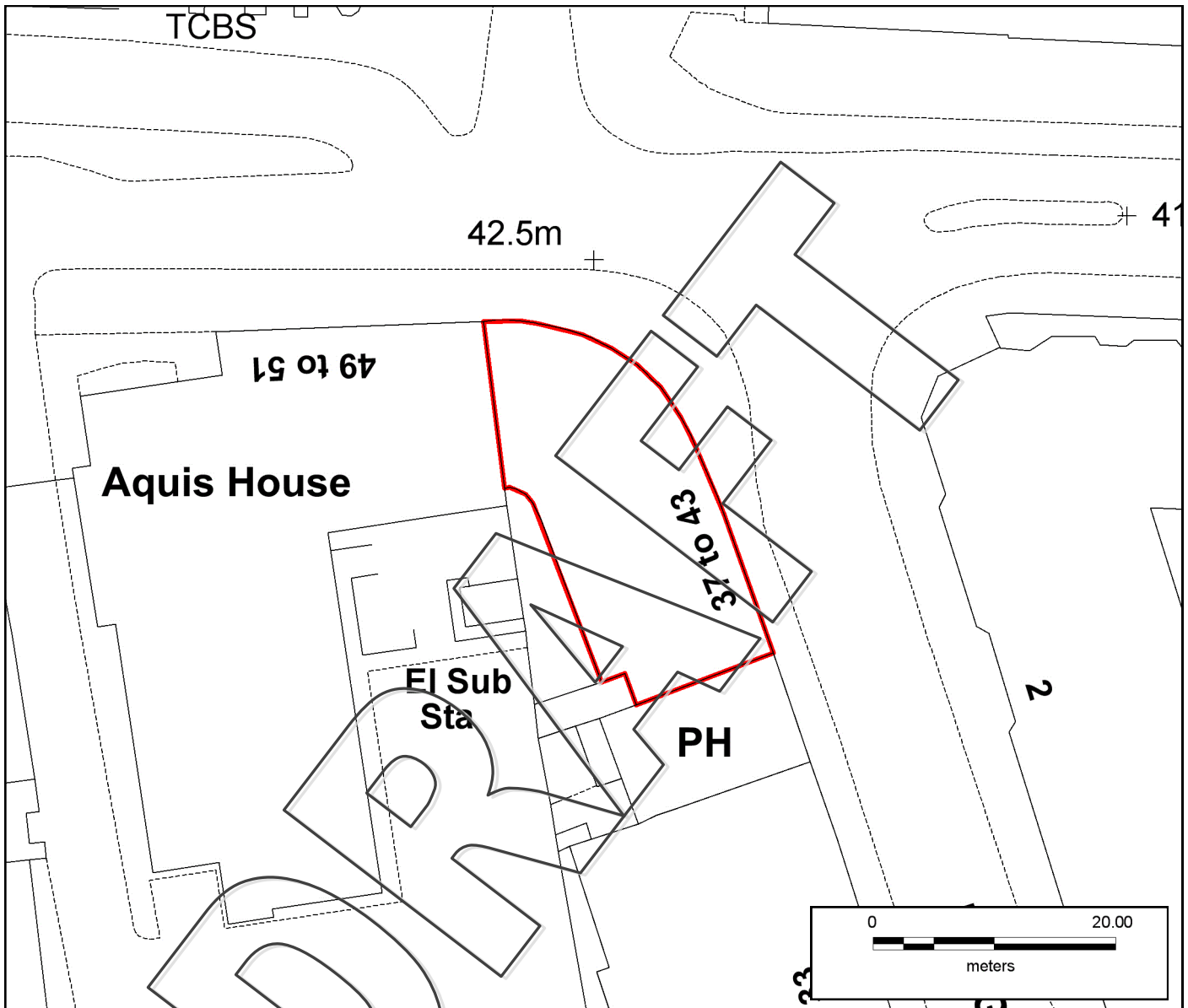
SITE A4: 32 MARKET PLACE



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Size:	0.01 ha	Current use:	Financial and professional services with offices and residential
Grid Reference:	SU716734	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A4a—Suggestion	Residential/commercial/retail/leisure development		
A4b—Alternative Option	Do not allocate		
A4c—Alternative Option	Re-use/refurbishment as offices with ground floor retail		
A4d—Alternative Option	Re-use/refurbishment as residential with ground floor retail [Approx. 3-6 dwellings]		
A4e—Alternative Option	Re-use/refurbishment as leisure with potential for ground floor retail		
Issues and constraints:	Building is grade II listed, and redevelopment unlikely to be appropriate. Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

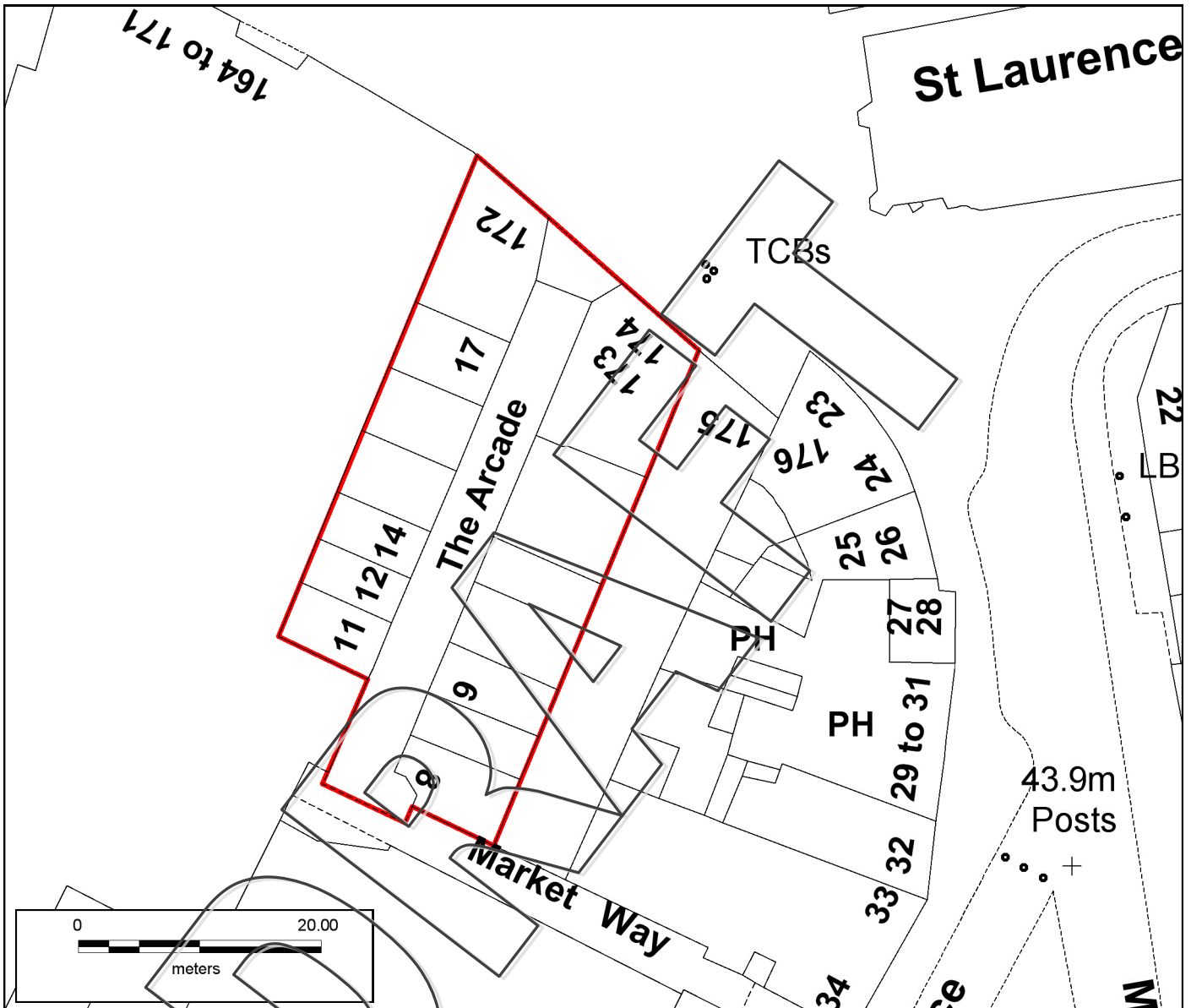
SITE A5: 37-43 BLAGRAVE STREET



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Size:	0.04 ha	Current use:	Offices
Grid Reference:	SU716737	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A5a—Suggestion	Residential development [Approx. 9-14 dwellings]		
A5b—Alternative Option	Do not allocate		
A5c—Alternative Option	Office development		
A5d—Alternative Option	Retail development		
A5e—Alternative Option	Leisure development		
Issues and constraints:	Site is within Market Place/London Street Conservation Area. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Considered to be deliverable within 1-5 years.		

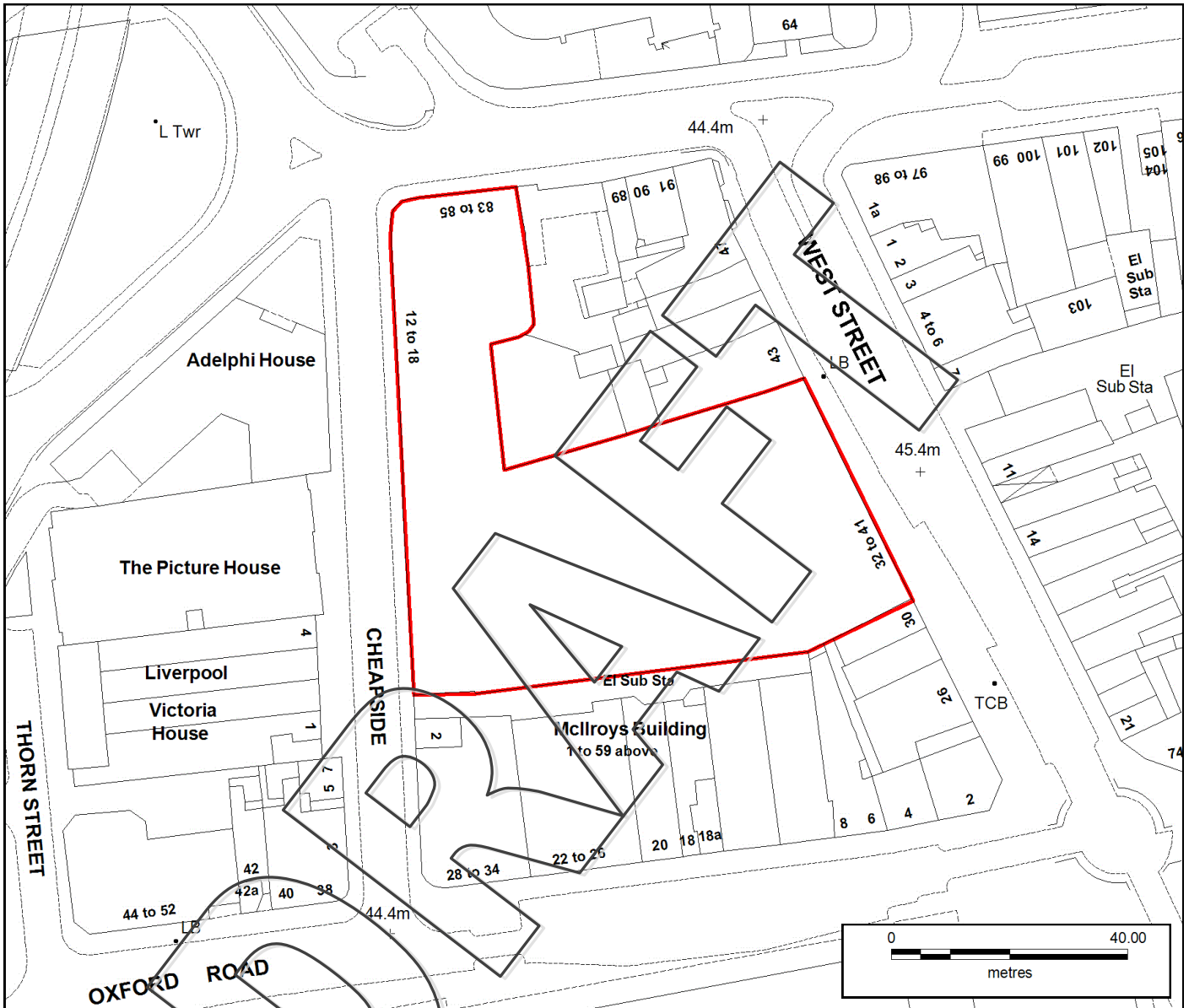
SITE A6: BRISTOL AND WEST ARCADE, 173 FRIAR STREET



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Size:	0.10 ha	Current use:	Retail uses on ground floor with offices above
Grid Reference:	SU716735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A6a—Suggestion	Residential/commercial/retail/leisure development		
A6b—Alternative Option	Do not allocate		
A6c—Alternative Option	Residential development with ground floor retail [Approx. 14-18 dwellings]		
A6d—Alternative Option	Office development with ground floor retail		
A6e—Alternative Option	Leisure development with potential for ground floor retail		
Issues and constraints:	Site is adjacent to the Market Place/London Street Conservation Area and close to a number of listed buildings. Area has archaeological potential. Within Air Quality Management Area.		
Other information:	Site had planning permission in 2006 for a development including refurbishment of the arcade and leisure and residential development above, which has not been implemented. The proposals are considered to be deliverable within 1-5 years.		

SITE A7: PRIMARK, 32-42 WEST STREET



Size:	0.41 ha	Current use:	Retail with offices above
Grid Reference:	SU715735	Source:	Suggestion
Ward:	Abbey	Suggested by:	Member of the public
A7a—Suggestion	Residential development		
A7b—Alternative Option	Do not allocate		
A7c—Alternative Option	Development for ground floor retail uses and offices above		
Issues and constraints:	Adjacent to listed building. Within Air Quality Management Area. The West Street frontage is identified as part of a key frontage where retail uses will be retained.		
Other information:	Site has not been identified by the landowners, and there are no current indications that it is available for a residential development. This site is the head office of Primark, and they are an important employer in central Reading.		

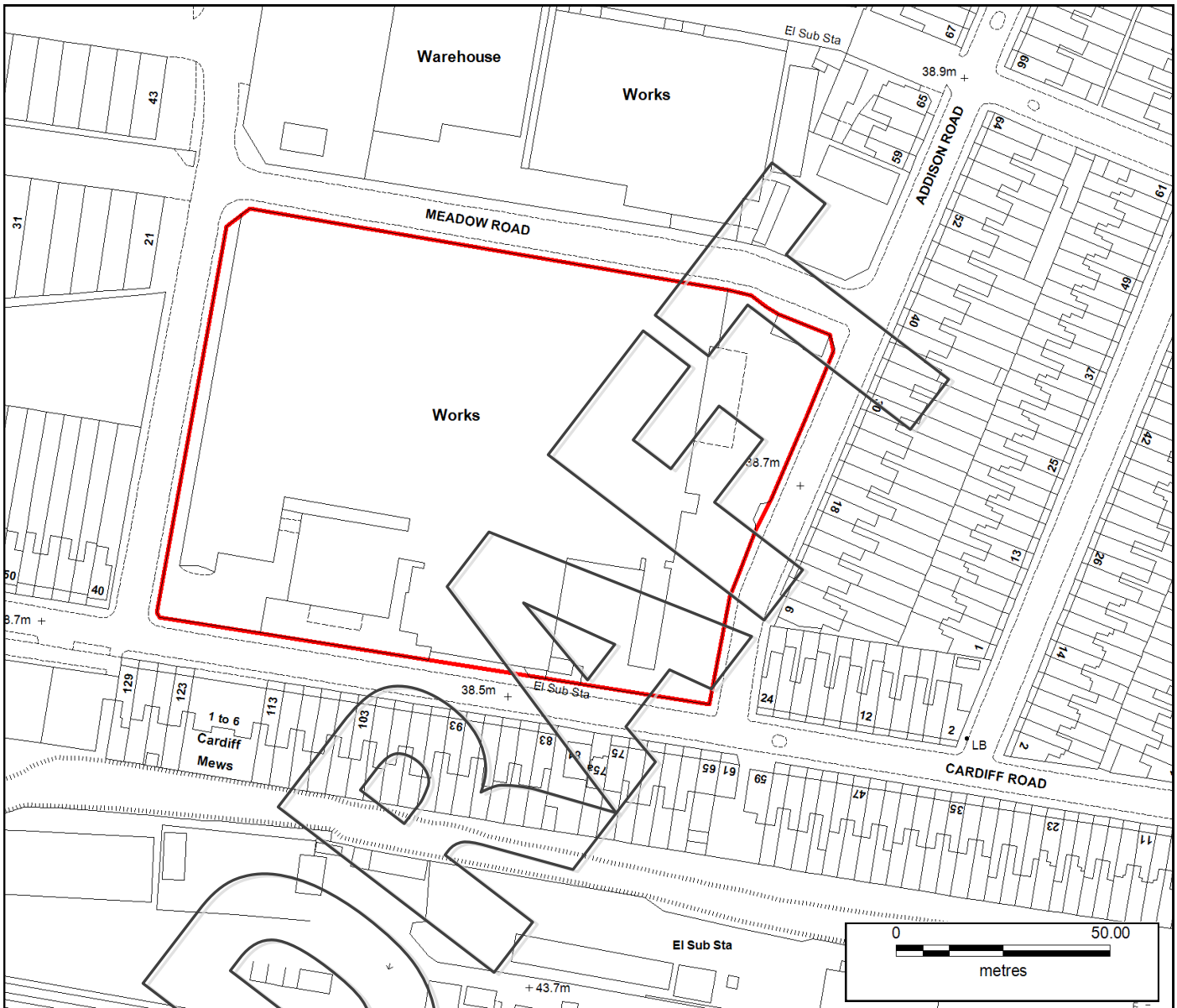
SITE A8: LAND AT RICHFIELD AVENUE AND TESSA ROAD



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Size:	4.49 ha	Current use:	Industrial, warehouse and offices
Grid Reference:	SU707742	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A8a—Suggestion	Potential for mix of uses including retail/trade counter/employment/residential		
A8b—Alternative Option	Do not allocate		
A8c—Alternative Option	Development for employment uses		
A8d—Alternative Option	Development for residential use [180-337 dwellings]		
A8e—Alternative Option	Development for retail and leisure		
Issues and constraints:	Virtually all of the site is affected by Flood Zones 2 or 3. Residential development will be constrained by the effects of the surrounding industrial activities. Potential contamination. Loss of employment land may be a significant issue. Site adjoins designated open space and major landscape feature. Within Air Quality Management Area.		
Other information:	Other sites within the surrounding area may become available over time and could be part of any proposed development. This is dealt with in more detail in the Issues and Options document—see Chapter 4 and Appendix 6 for more detail. The sites shown here are considered to be deliverable within 1-5 years.		

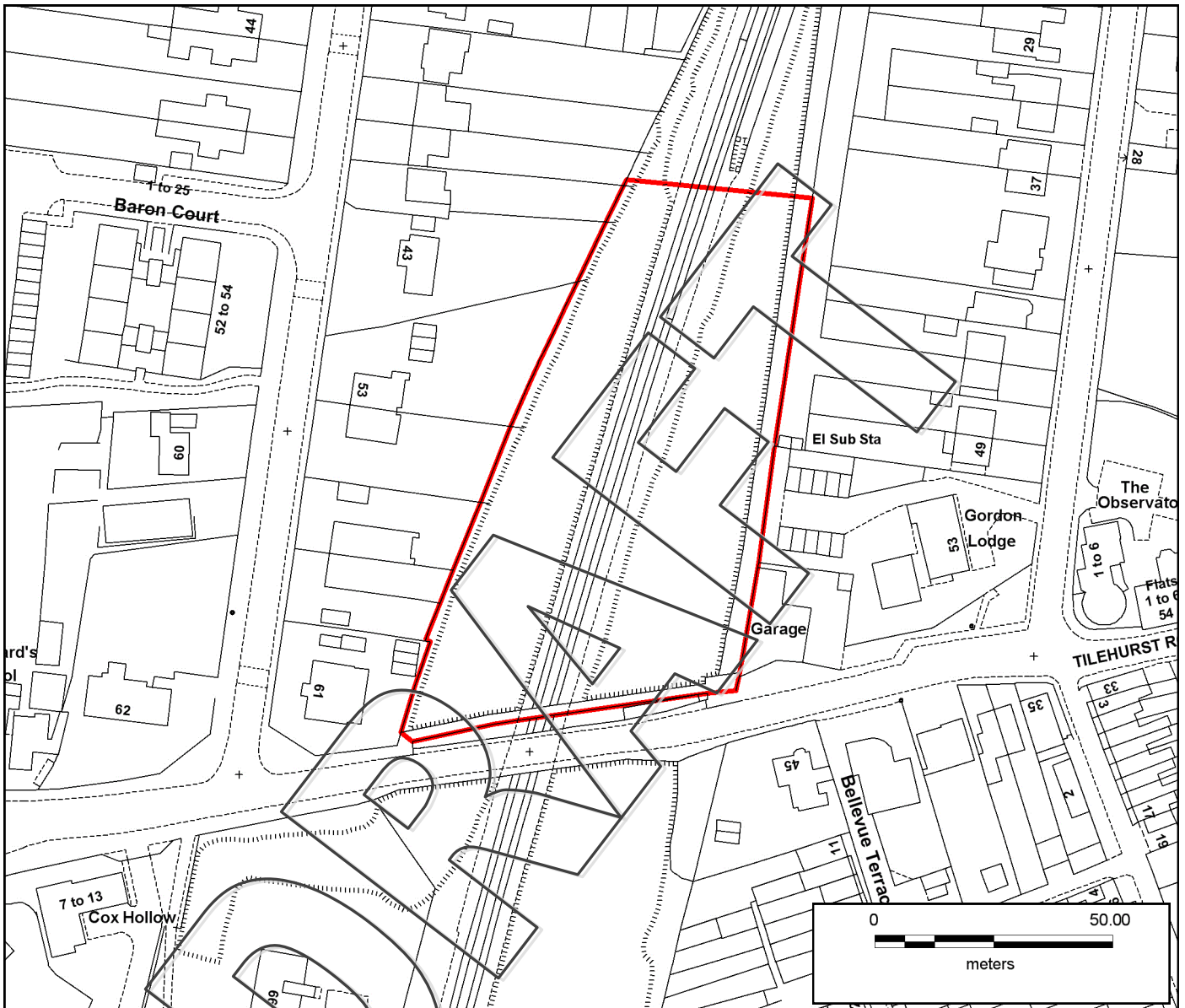
SITE A9: FORMER COX & WYMAN SITE, CARDIFF ROAD



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Size:	1.31 ha	Current use:	Factory (vacant)
Grid Reference:	SU709741	Source:	Suggestion
Ward:	Abbey	Suggested by:	Landowner
A9a–Suggestion	Redevelopment for residential use [50-100 dwellings]		
A9b–Alternative Option	<i>Do not allocate</i>		
A9c–Alternative Option	<i>Development or re-use for employment uses</i>		
A9d–Alternative Option	<i>Development for retail and leisure uses</i>		
Issues and constraints:	The site is in Flood Zone 1, but is surrounded by areas in Flood Zone 2. Residential development could be constrained by the effects of the nearby industrial activities. Potential contamination. Loss of employment land may be a significant issue. Within Air Quality Management Area. Several Tree Preservation Orders along the Addison Road frontage.		
Other information:	The Cox & Wyman printing business was an employer in Reading since 1777, which closed in 2015, and the building is now vacant. Considered to be deliverable within 1-5 years.		

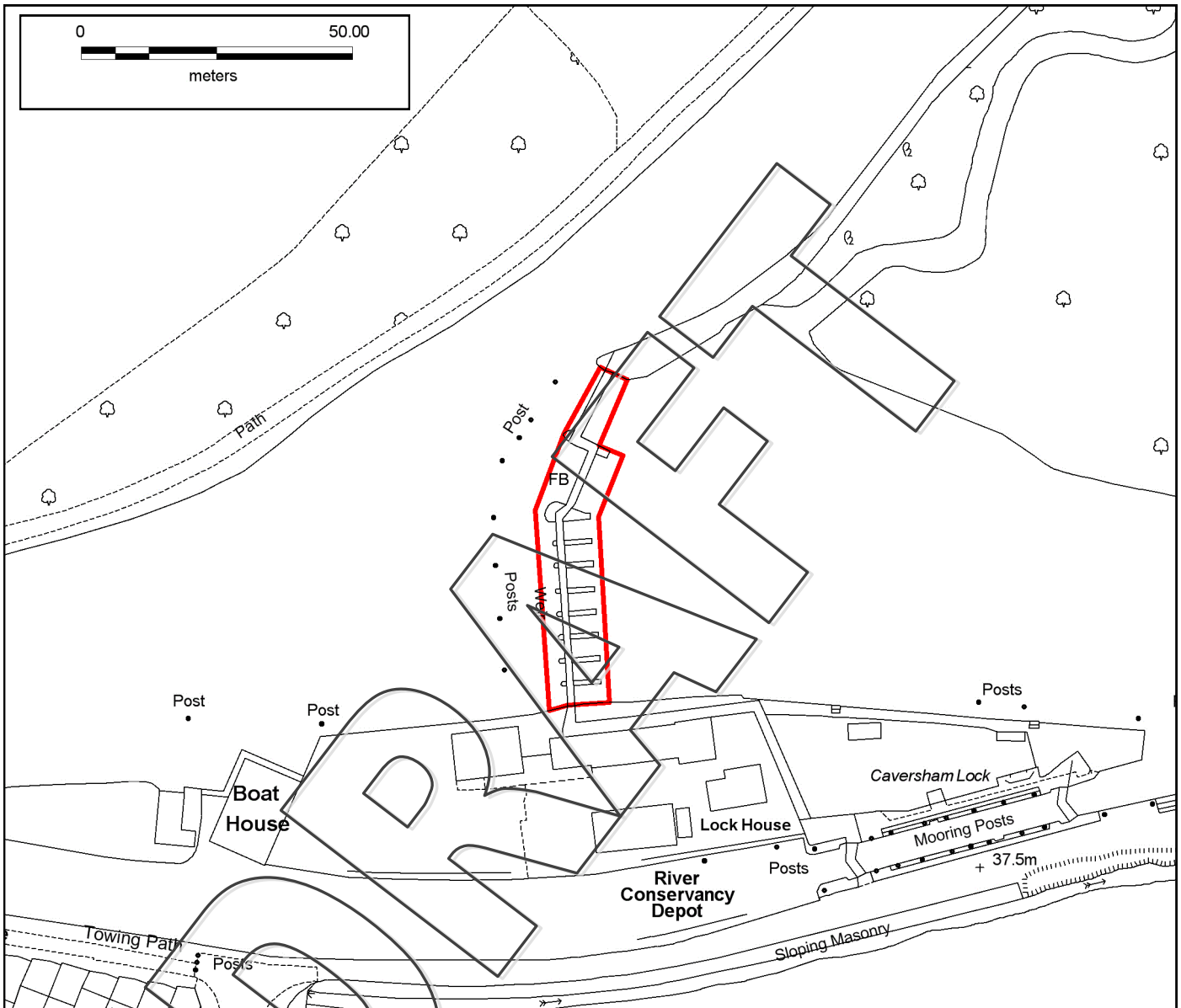
SITE A10: LAND AT READING WEST STATION



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Size:	0.62 ha	Current use:	Railway cutting
Grid Reference:	SU701731	Source:	Suggestion
Ward:	Battle	Suggested by:	Consultant (not representing landowner)
A10a—Suggestion	Residential—187 dwellings		
A10b—Alternative Option	<i>Do not allocate</i>		
A10c—Alternative Option	<i>Less dense residential development [Approx. 25-47 dwellings]</i>		
Issues and constraints:	One of the major constraints is likely to be the deliverability of covering over the railway, both from a viability perspective and a railway operational perspective. This has not been suggested with any involvement of Network Rail, and there is no indication that they would support such a proposal. The Tilehurst Road bridge is listed, and this proposal would necessitate major structural alterations to it and would fundamentally change its setting. Railway line is a designated Green Link, which would be interrupted by any development. Within Air Quality Management Area.		
Other information:	Site suggestion considers that the deep cutting allows for five and six storeys without affecting the amenity of nearby properties, but this would be a considerably denser development than can be found on adjoining sites.		

SITE A11: CAVERSHAM WEIR



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Size:	0.06 ha	Current use:	Weir
Grid Reference:	SU720740	Source:	Suggestion
Ward:	Abbey & Caversham	Suggested by:	Community group
A11a—Suggestion	Weir with hydropower generation		
A11b—Alternative Option	Do not allocate		
Issues and constraints:	River Thames is a major landscape feature and wildlife corridor. Would need involvement of Environment Agency in terms of effects on water flows and as owner of the weir and managing body for the waterway—the EA have not been involved in the initial suggestion. Public right of way across the weir.		
Other information:	Considered to be deliverable within 1-4 years.		

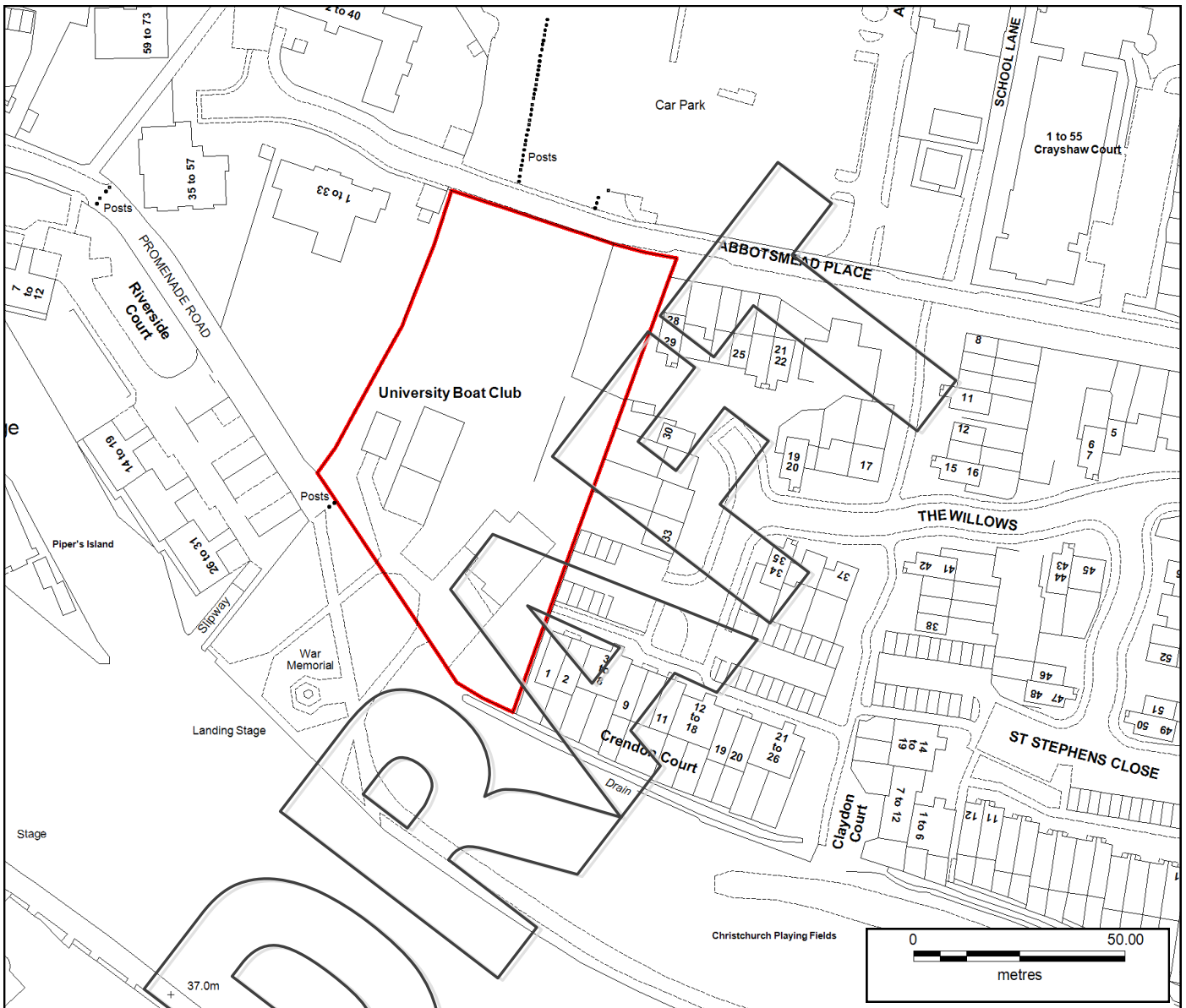
SITE A12: VIEW ISLAND



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Size:	1.62 ha	Current use:	Woodland and scrub
Grid Reference:	SU720740	Source:	Suggestion
Ward:	Caversham	Suggested by:	Community group
A12a—Suggestion	Conservation and ecology exemplar area—with possible new access from Hills Meadow and sustainability centre building.		
A12b—Alternative Option	<i>Do not allocate for development</i>		
Issues and constraints:	View Island is a designated open space and has potential wildlife significance. Also part of a major landscape feature and is within Flood Zone 3.		
Other information:	Site is included within Appendix 5 as a potential Local Green Space. The nominator considers that the site is under-used and has become a focus for anti-social behaviour, and could be improved by the suggestions. Considered deliverable within 1-5 years.		

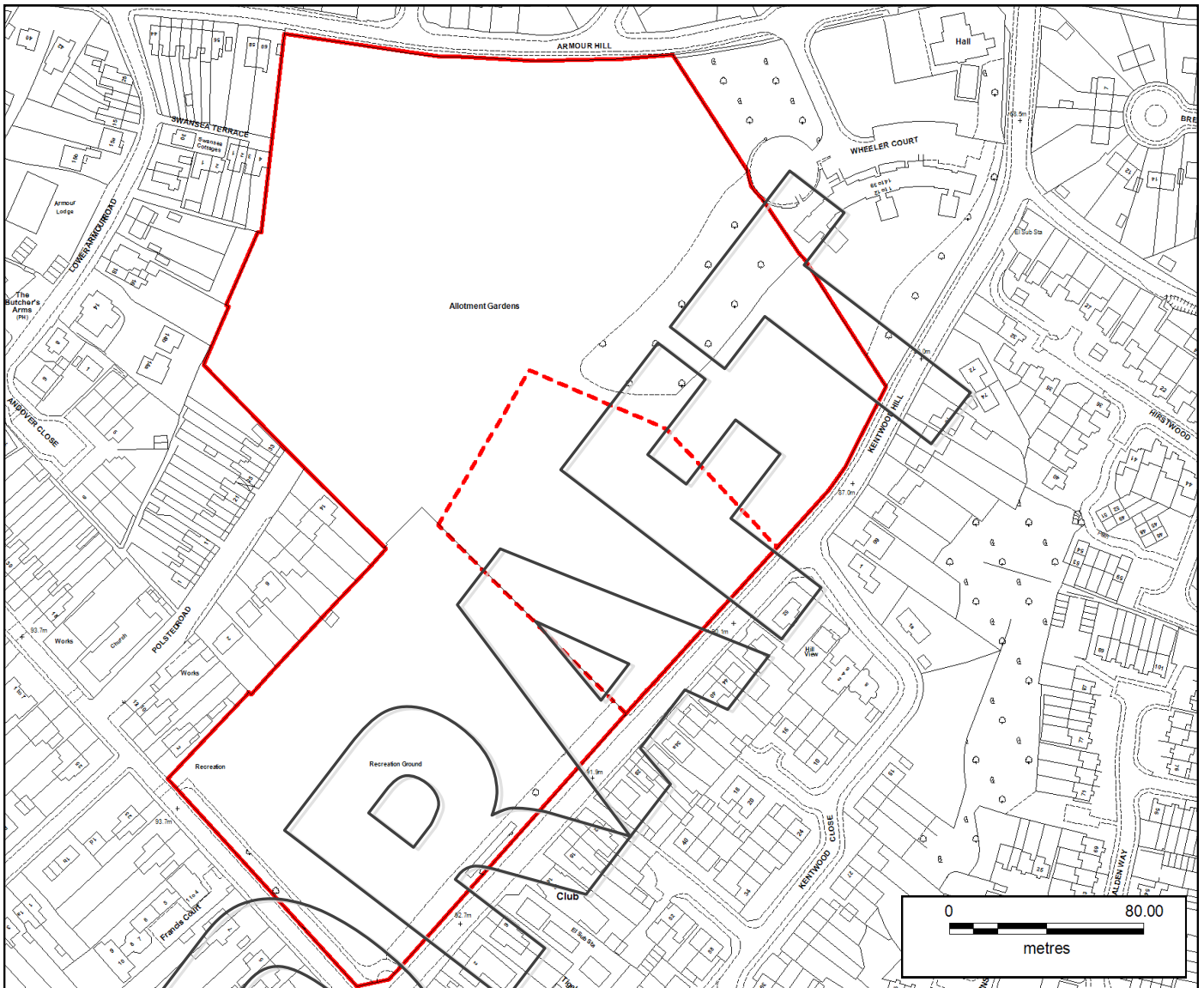
SITE A13: READING UNIVERSITY BOAT CLUB, PROMENADE ROAD



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Size:	0.56 ha	Current use:	Boat club and grassed area
Grid Reference:	SU713746	Source:	Suggestion
Ward:	Caversham	Suggested by:	Landowner of part of the land
A13a—Suggestion	Development for housing—approximately 15 dwellings		
A13b—Alternative Option	Do not allocate		
A13c—Alternative Option	Development for higher density residential [20-40 dwellings]		
A13d—Alternative Option	Development for leisure uses associated with meadows		
Issues and constraints:	Almost all of the site is within Flood Zone 3, meaning that allocation for residential development would need to pass a sequential and exception test. Christchurch Meadows, next to the site, is part of a major landscape feature and an area of public open space. Potential access issues. Not all of the site is within the ownership of the party who made the suggestion.		
Other information:	Considered to be deliverable within 1-5 years.		

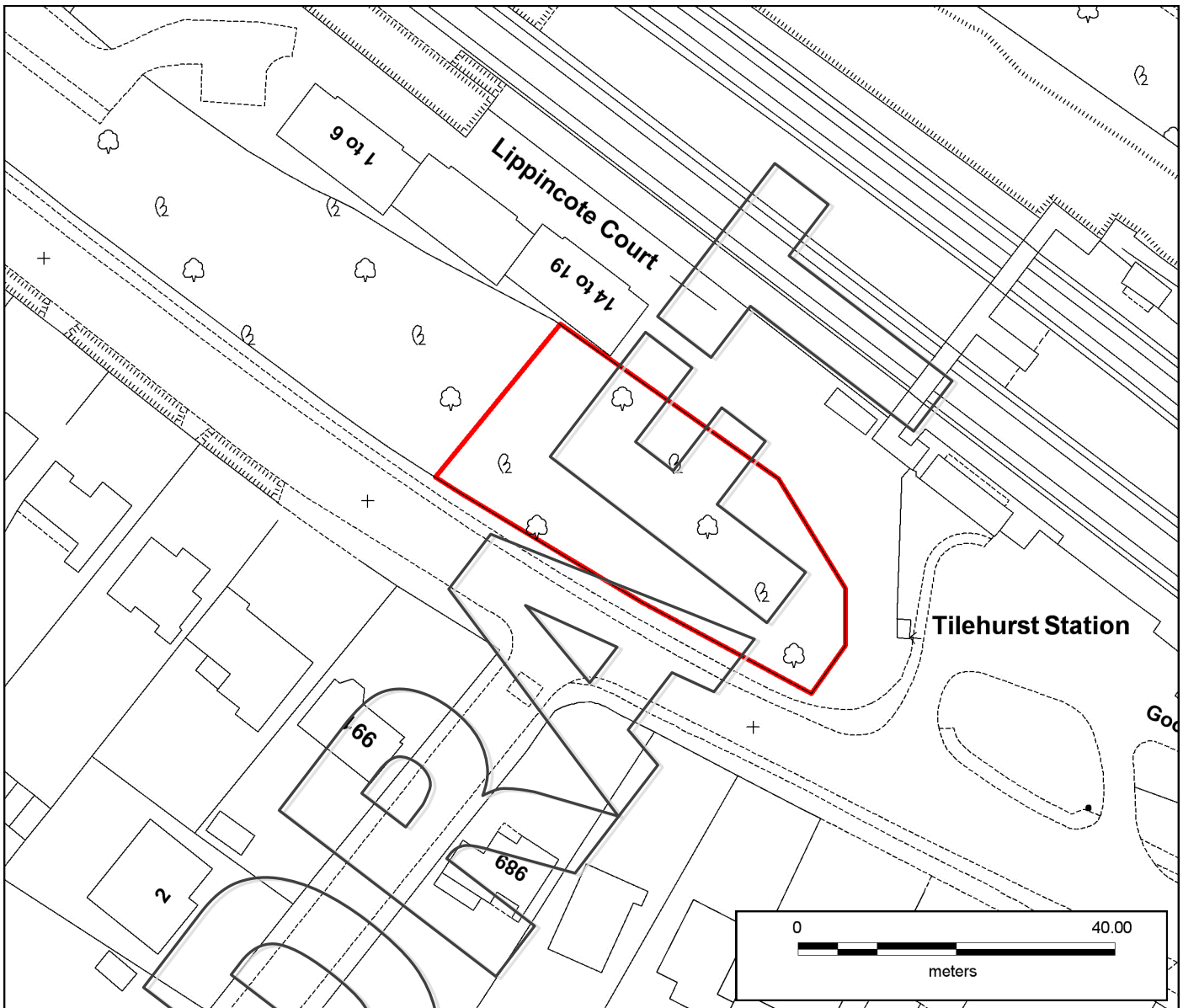
SITE A14: ALLOTMENTS AND ADJACENT LAND, KENTWOOD HILL



Size:	6.68 ha	Current use:	Allotments, recreation ground, scrubland and builders yard.
Grid Reference:	SU671742	Source:	Suggestion
Ward:	Kentwood	Suggested by:	Landowner
A14a—Suggestion 1	Development of a part of the site measuring 1.04 ha and including the builders yard and surrounding areas (shown with dotted line) for housing—approximately 45 dwellings		
A14b—Suggestion 2	Development of the whole area for housing (approximately 200-250 dwellings) with community leisure space.		
A14c—Alternative Option	<i>Do not allocate</i>		
A14d—Alternative Option	<i>Identify previously developed part of the site only [Approx. 11-17 dwellings]</i>		
A14e—Alternative Option	<i>Identify the area in Suggestion 1 plus the remainder of the land to the east fronting Kentwood Hill for housing [approximately 60-90 dwellings]</i>		
A14f—Alternative Option	<i>Identify the whole area with the exception of Victoria Recreation Ground for residential</i>		
Issues and constraints:	All of the site with the exception of the builders yard is currently identified as designated open space. The Victoria Recreation Ground is a valuable public open area. Many of the allotments on the remainder of the land are in use and remain popular. A copse area on the site has potential biodiversity significance and is part of an identified major landscape feature.		
Other information:	Site was a subject of considerable discussion in drawing up the Sites and Detailed Policies Document. The previously developed land only was initially identified in the draft SDPD for residential development for 11-17 dwellings, but the Inspector recommended its removal, as it would be out of place in the context of surrounding open land and would result in piecemeal development that would not address the future of the wider site. Most of the land is also included in Appendix 5 as potential Local Green Space.		

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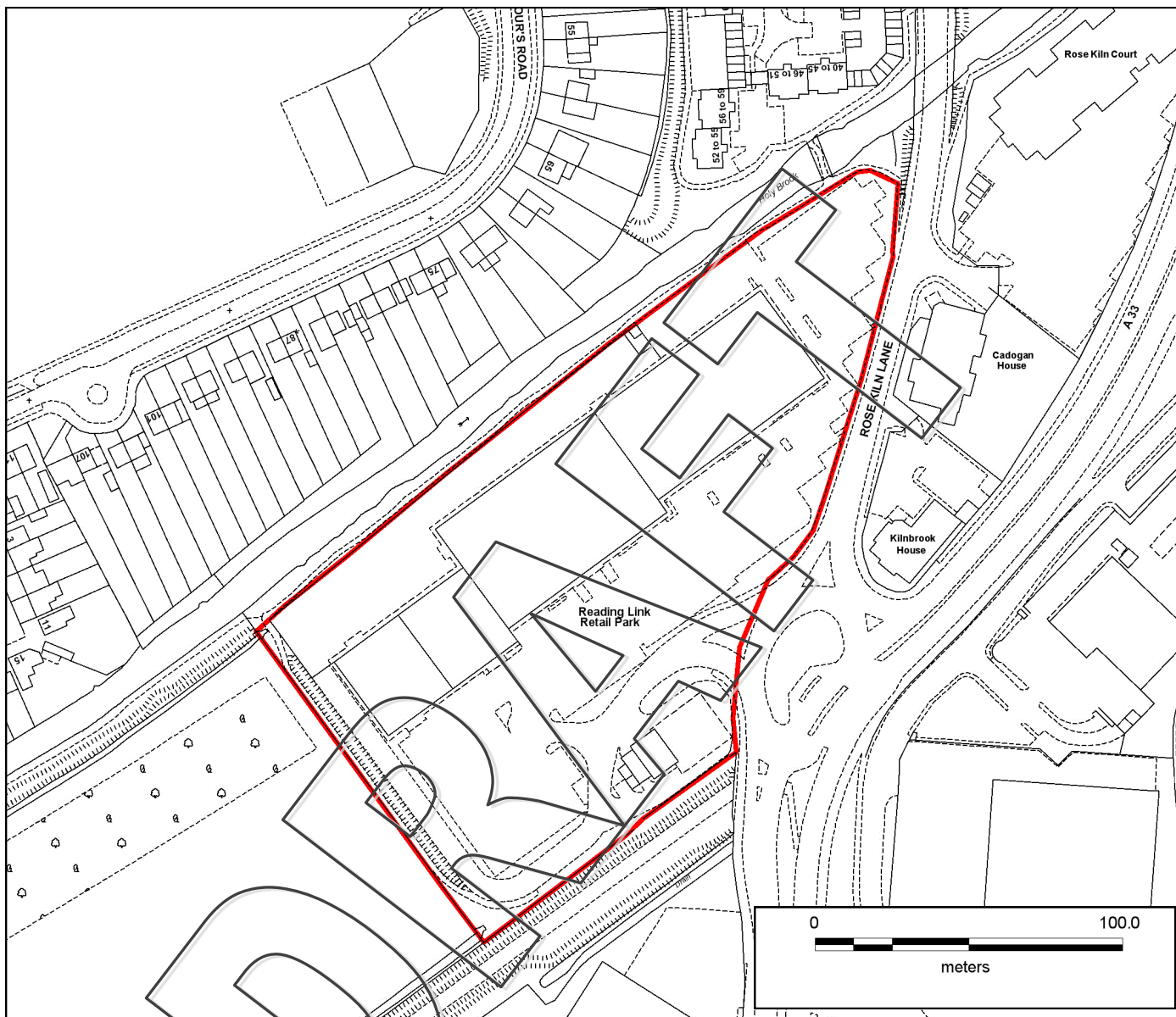
SITE A15: 7 LIPPINCOTE COURT



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Size:	0.11 ha	Current use:	Wooded area
Grid Reference:	SU674751	Source:	Suggestion
Ward:	Kentwood	Suggested by:	Landowner
A15a—Suggestion	Residential development [Approx 4-6 dwellings]		
A15b—Alternative Option	Do not allocate		
A15c—Alternative Option	Development for community use		
Issues and constraints:	Site is covered by an area Tree Preservation Order. Any loss of woodland may have some biodiversity significance. Within Air Quality Management Area.		
Other information:	Considered to be deliverable immediately. Site has been subject to past planning applications (991580 and 050142) which were refused.		

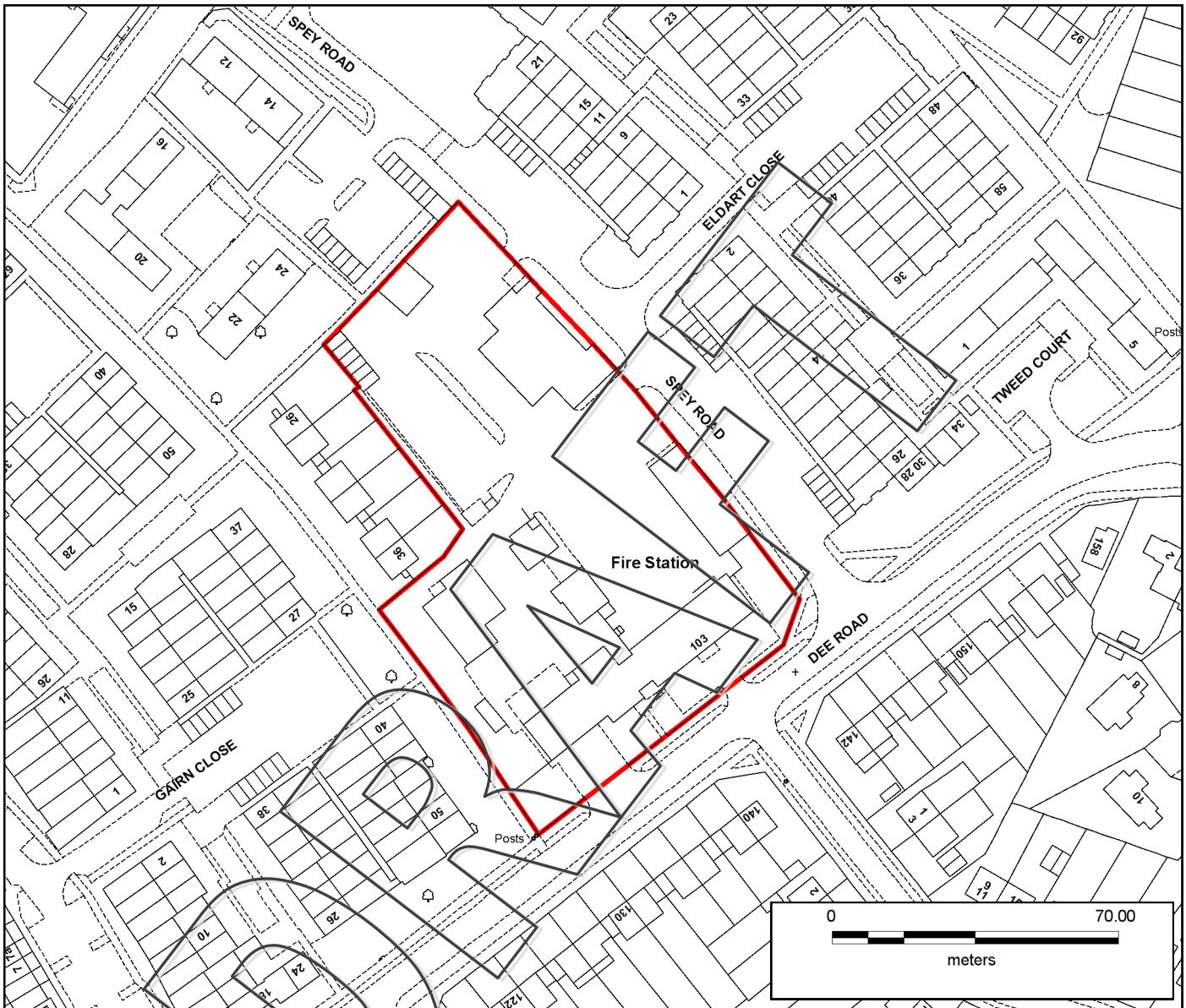
SITE A16: READING LINK RETAIL PARK



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Size:	2.42 ha	Current use:	Retail park
Grid Reference:	SU712722	Source:	Suggestion
Ward:	Minster	Suggested by:	Landowner
A16a—Suggestion	Designate for a wide range of retail use, including convenience retailing		
A16b—Alternative Option	<i>Do not allocate</i>		
A16c—Alternative Option	<i>Employment or quasi-retail use, such as trade counter</i>		
A16d—Alternative Option	<i>Leisure use</i>		
Issues and constraints:	Within Flood Zone 2. Potential archaeological significance. Adjacent to Local Wildlife Site and designated major landscape feature and open space. Within Air Quality Management Area.		
Other information:	There have been various permissions for minor alterations and changes to conditions restricting the range of goods that can be sold in recent years.		

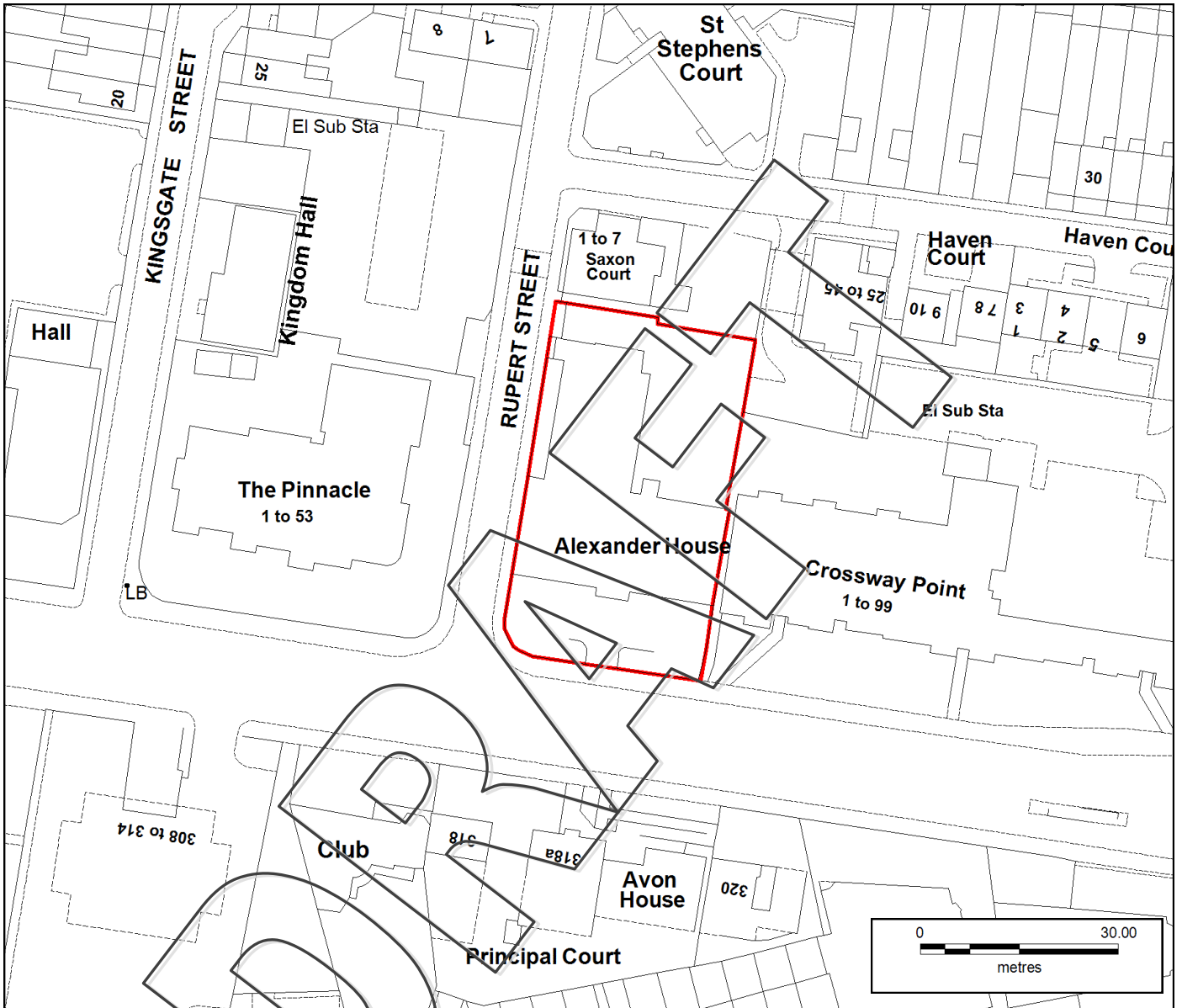
SITE A17: 103 DEE ROAD



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Size:	0.89 ha	Current use:	Fire station
Grid Reference:	SU685733	Source:	Suggestion
Ward:	Norcot	Suggested by:	Landowner
A17a—Suggestion 1	Housing (50 dwellings) and/or retained fire service/community uses.		
A17b—Suggestion 2	Retained fire service/community uses		
A17c—Alternative Option	<i>Do not allocate</i>		
A17d—Alternative Option	<i>Less dense residential development [Approx. 31-49 dwellings]</i>		
A17e—Alternative Option	<i>Retail development</i>		
Issues and constraints:	Potentially contaminated land. Development would be reliant on the fire station being replaced or no longer being needed.		
Other information:	Considered likely to be available for development within 1-5 years. There is an existing planning permission for residential development for 42 dwellings. The site is within the existing Dee Park allocation in the SDPD, but is distinct from the rest of it, as it falls within different ownership. Considered deliverable within 1-5 years.		

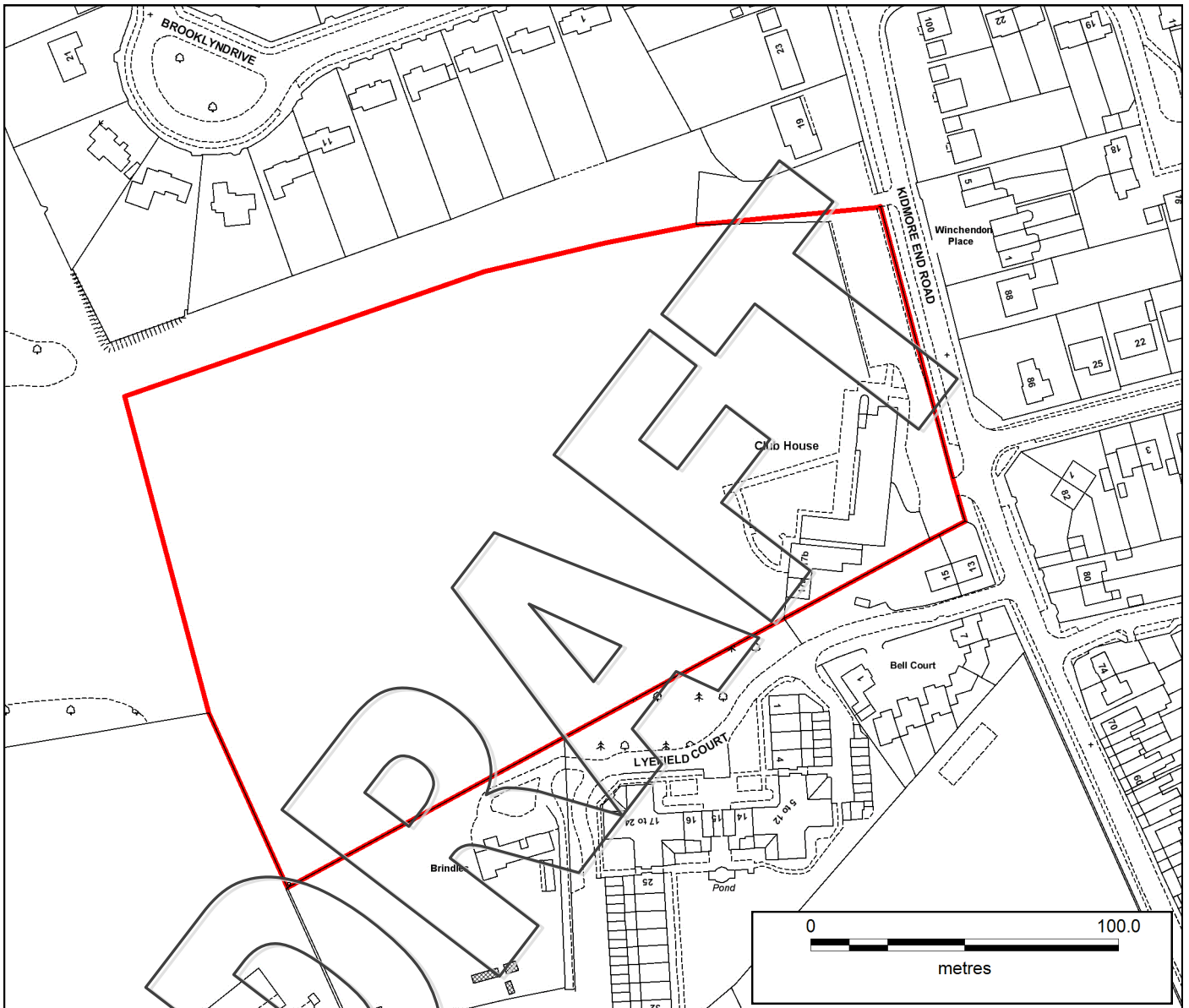
SITE A18: ALEXANDER HOUSE, KINGS ROAD



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Size:	0.16 ha	Current use:	Office
Grid Reference:	SU729732	Source:	Suggestion
Ward:	Park	Suggested by:	Landowner
A18a—Suggestion	Residential development [around 57 dwellings]		
A18b—Alternative Option	Do not allocate		
A18c—Alternative Option	Development for offices		
A18d—Alternative Option	Development for lower density residential [20-40 dwellings]		
Issues and constraints:	Within Air Quality Management Area. Potential noise issues from London Road.		
Other information:			

SITE A19: PART OF READING GOLF COURSE, KIDMORE END ROAD



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Size:	3.75 ha	Current use:	Golf course including club house
Grid Reference:	SU718767	Source:	Suggestion
Ward:	Peppard	Suggested by:	Landowner
A19a—Suggestion	Residential and new golf clubhouse [<i>suggestion 100 dwellings, using plan densities approx. 85-134 dwellings</i>]		
A19b—Alternative Option	<i>Do not allocate</i>		
A19c—Alternative Option	<i>New clubhouse only</i>		
A19d—Alternative Option	<i>Leisure development with new clubhouse</i>		
Issues and constraints:	Need to consider the loss of a leisure facility. Development is dependent on securing land outside Reading’s boundaries as part of the golf course. Loss of undeveloped land.		
Other information:	Likely to be available for development within 1-5 years.		

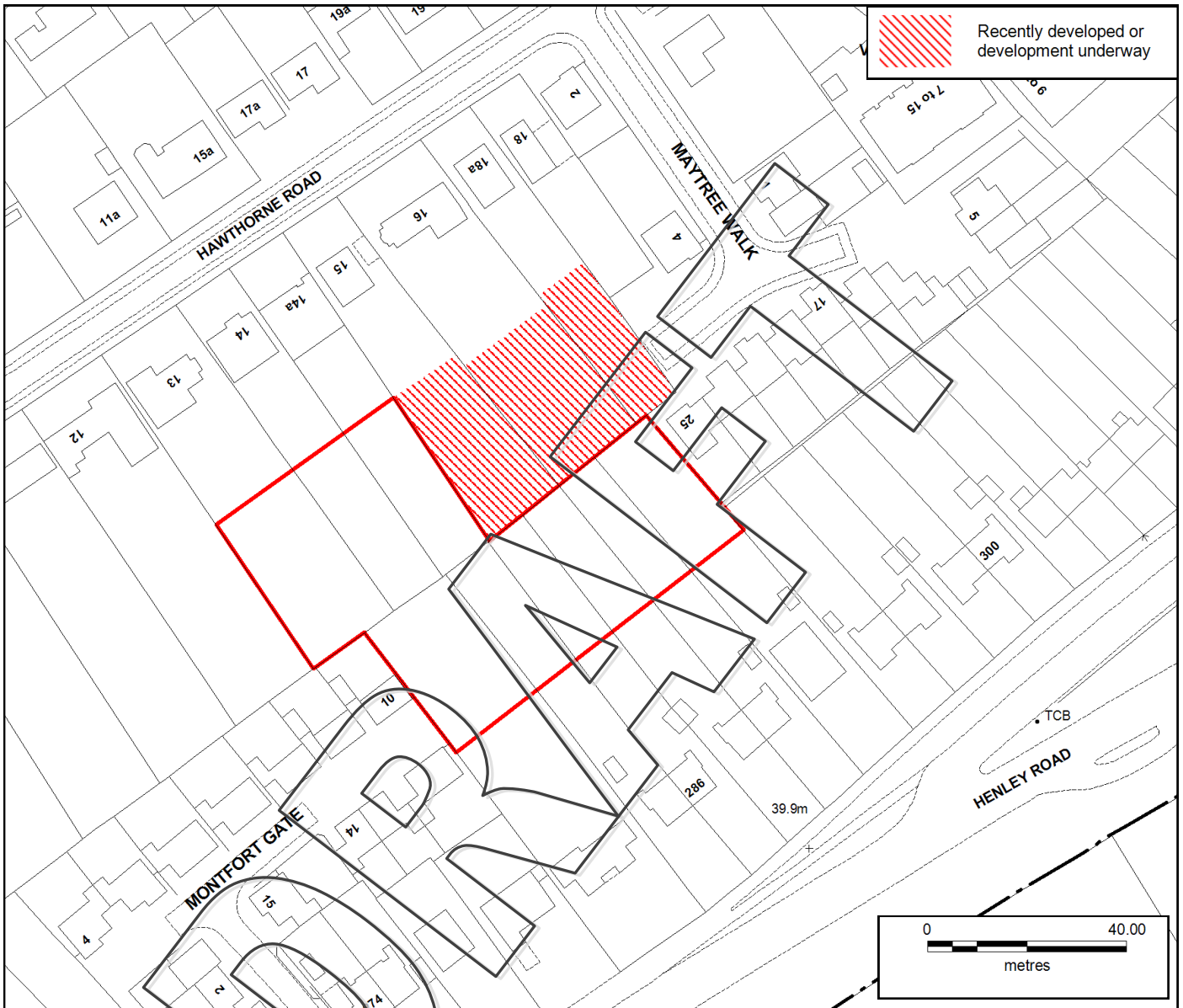
SITE A20: REAR OF 200-214 HENLEY RD, 12-24 ALL HALLOWS RD & 4, 7 & 8 COPSE AVENUE



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Size:	0.87 ha	Current use:	Residential gardens
Grid Reference:	SU728753	Source:	Suggestion
Ward:	Peppard	Suggested by:	Developer
A20a—Suggestion	Development for residential (30-35 dwellings)		
A20b—Alternative Option	<i>Do not allocate</i>		
A20c—Alternative Option	<i>Development of only the northern part of the site for residential</i>		
A20d—Alternative Option	<i>Development of only the southern part of the site for residential</i>		
Issues and constraints:	The developer who has suggested the site does not own all of the land, and there is not currently any indication of whether they would be able to acquire it all, or enough to enable a development. A Green Link identified in the SDPD crosses the site. There is one protected tree to the north of Overton Drive. The part of the site to the north of Overton Drive is potentially affected by contamination. Southern part of the site is within the Air Quality Management Area.		
Other information:	The proposal is for an extension of Overton Drive, which was itself a rear garden development by the same developer undertaken in 2008.		

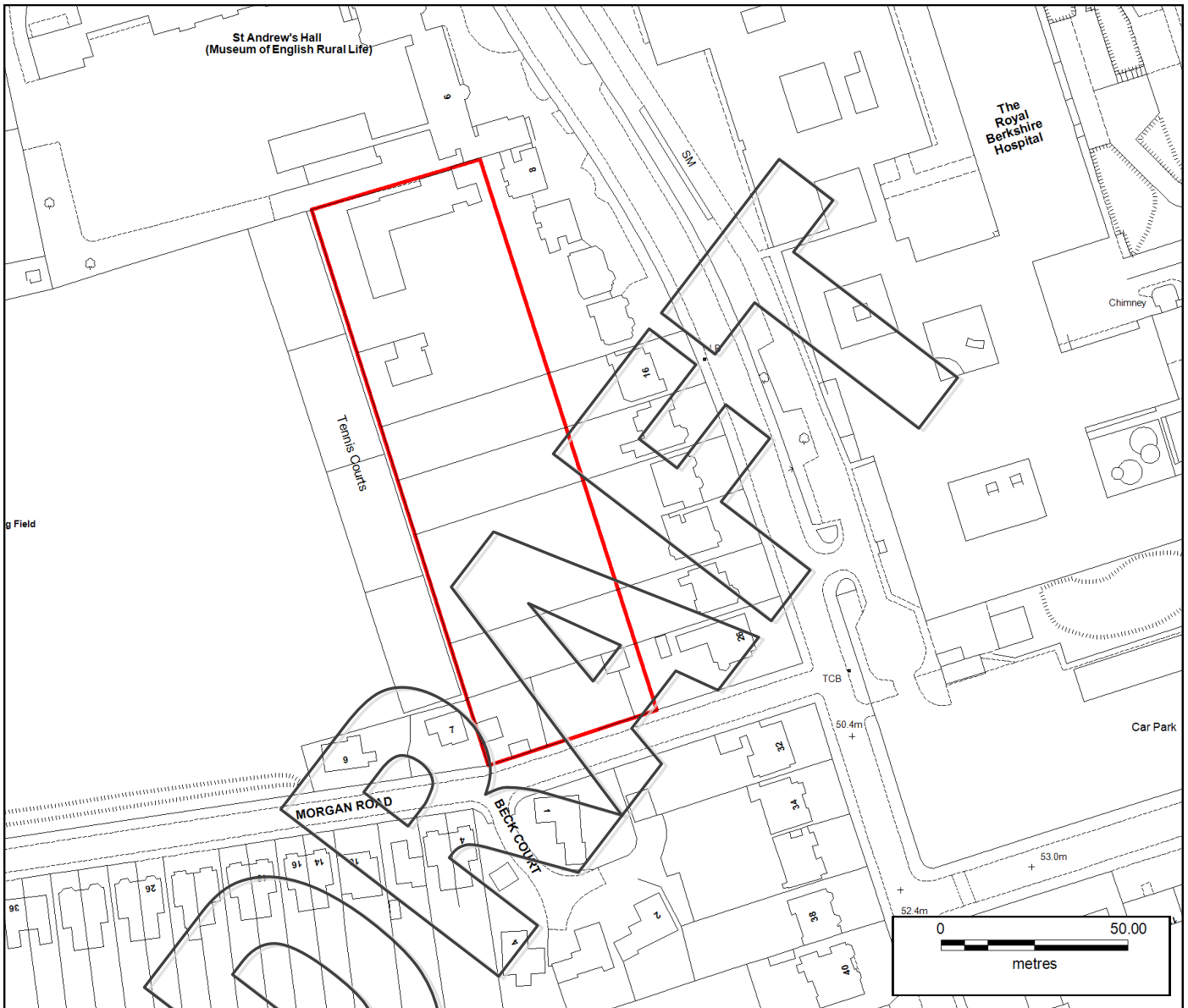
SITE A21: REAR OF 13-14A HAWTHORNE ROAD & 282-292 HENLEY ROAD



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Size:	0.37 ha	Current use:	Residential gardens
Grid Reference:	SD733756	Source:	Suggestion
Ward:	Peppard	Suggested by:	Landowner of part of the site.
A21a—Suggestion	Residential development (10 dwellings) accessed from Maytree Walk		
A21b—Alternative Option	<i>Do not allocate</i>		
Issues and constraints:	The developer who has suggested the site does not own all of the land, and there is not currently any indication of whether they would be able to acquire it all, or enough to enable a development. Presence of a protected tree within the site and two more on the boundary with Montfort Gate. Partly within Air Quality Management Area.		
Other information:	Three houses at the western end of Maytree Walk were completed in 2014. There is considerable planning history related to the site at Maytree Walk, which has involved discussions about how many additional homes could be accessed via Maytree Walk. Considered to be deliverable within 1-5 years.		

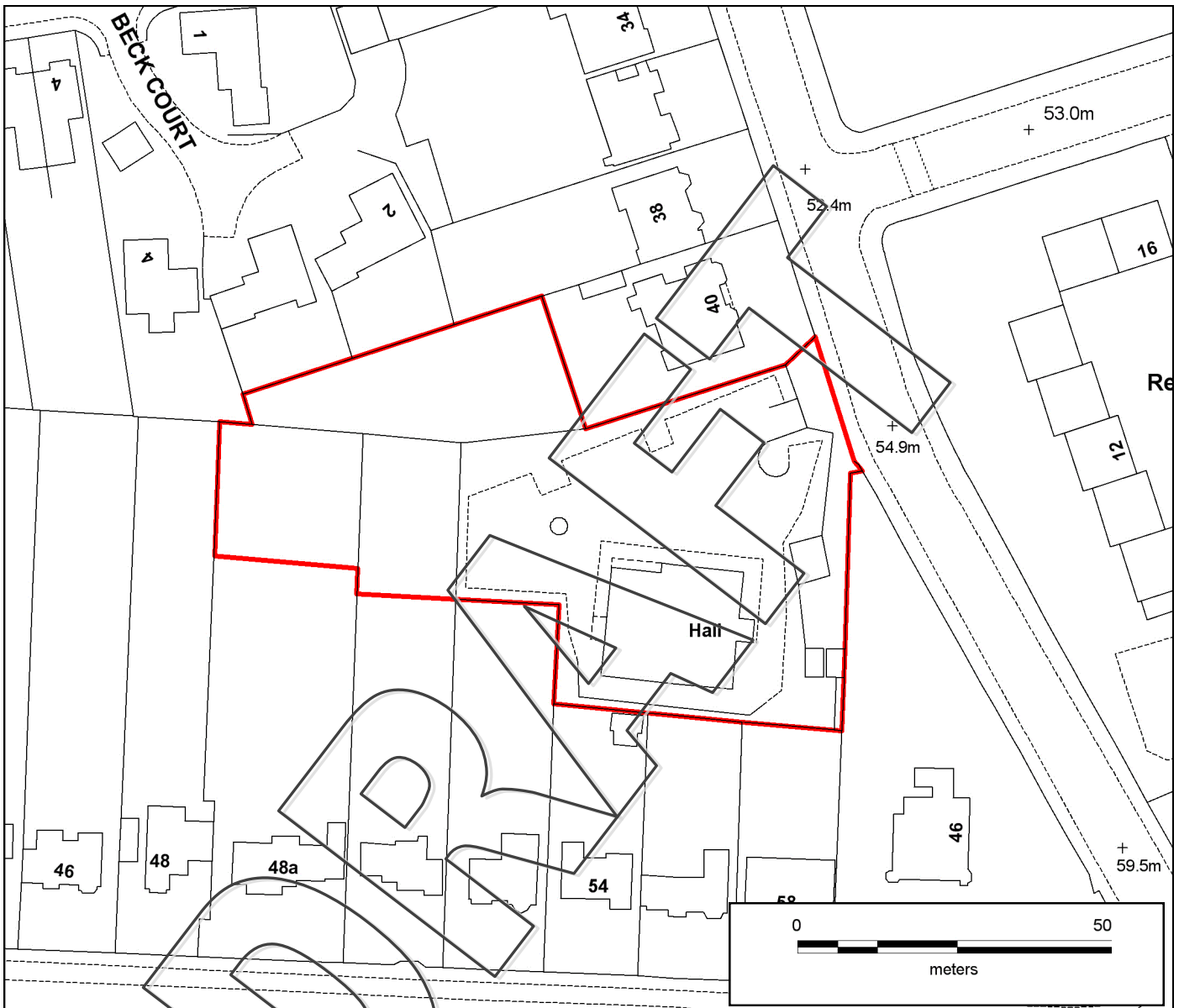
SITE A22: REAR OF 8-26 REDLANDS ROAD



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Size:	0.74 ha	Current use:	Student accommodation, rear gardens
Grid Reference:	SU724726	Source:	Suggestion
Ward:	Redlands	Suggested by:	Landowner of majority of site
A22a—Suggestion	Residential—around 20 dwellings		
A22b—Alternative Option	<i>Do not allocate</i>		
Issues and constraints:	Within the Kendrick Road conservation area. Adjacent to the listed St Andrew's Hall. Under current policy, a Green Link is shown across the gardens.		
Other information:	Not all of the site is owned by the party that put it forward, so would rely on other land being available—no current information on whether that is the case. Considered to be deliverable within 1-5 years.		

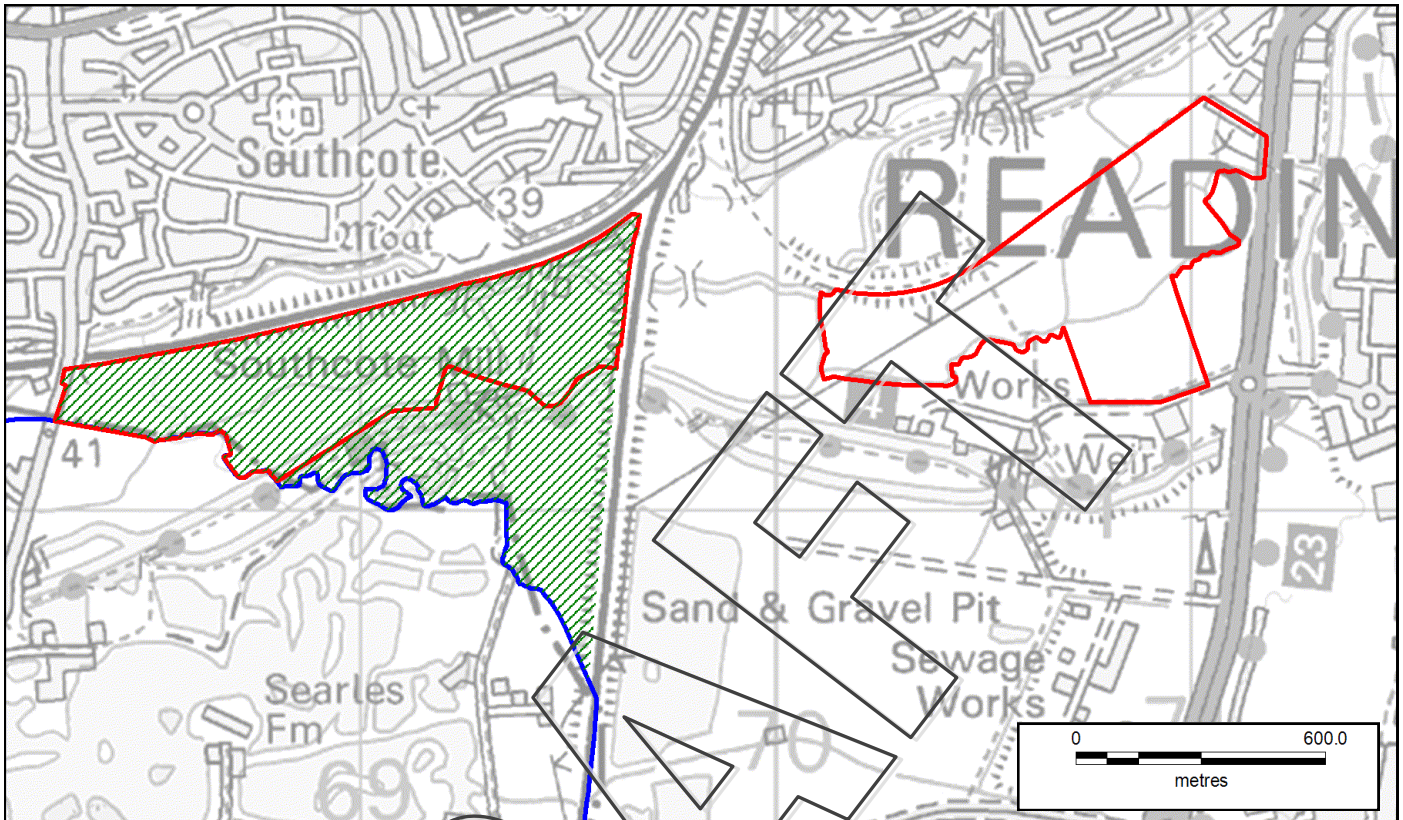
SITE A11: LAND ADJACENT TO 40 REDLANDS ROAD



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Size:	0.43 ha	Current use:	Meeting hall and gardens
Grid Reference:	SU725724	Source:	Suggestion
Ward:	Redlands	Suggested by:	Landowner
A23a—Suggestion	Housing—23-24 dwellings		
A23b—Alternative Option	<i>Do not allocate</i>		
A23c—Alternative Option	<i>Less dense residential development [Approx. 15-22 dwellings]</i>		
A23d—Alternative Option	<i>Development for community use</i>		
Issues and constraints:	Adjacent to Kendrick Road Conservation Area. Site includes a protected tree.		
Other information:	Suggested timescale: 2-3 years. Site was allocated for residential (SA8h) in Sites and Detailed Policies Document, but more land is now within the same ownership and creates a potentially larger site.		

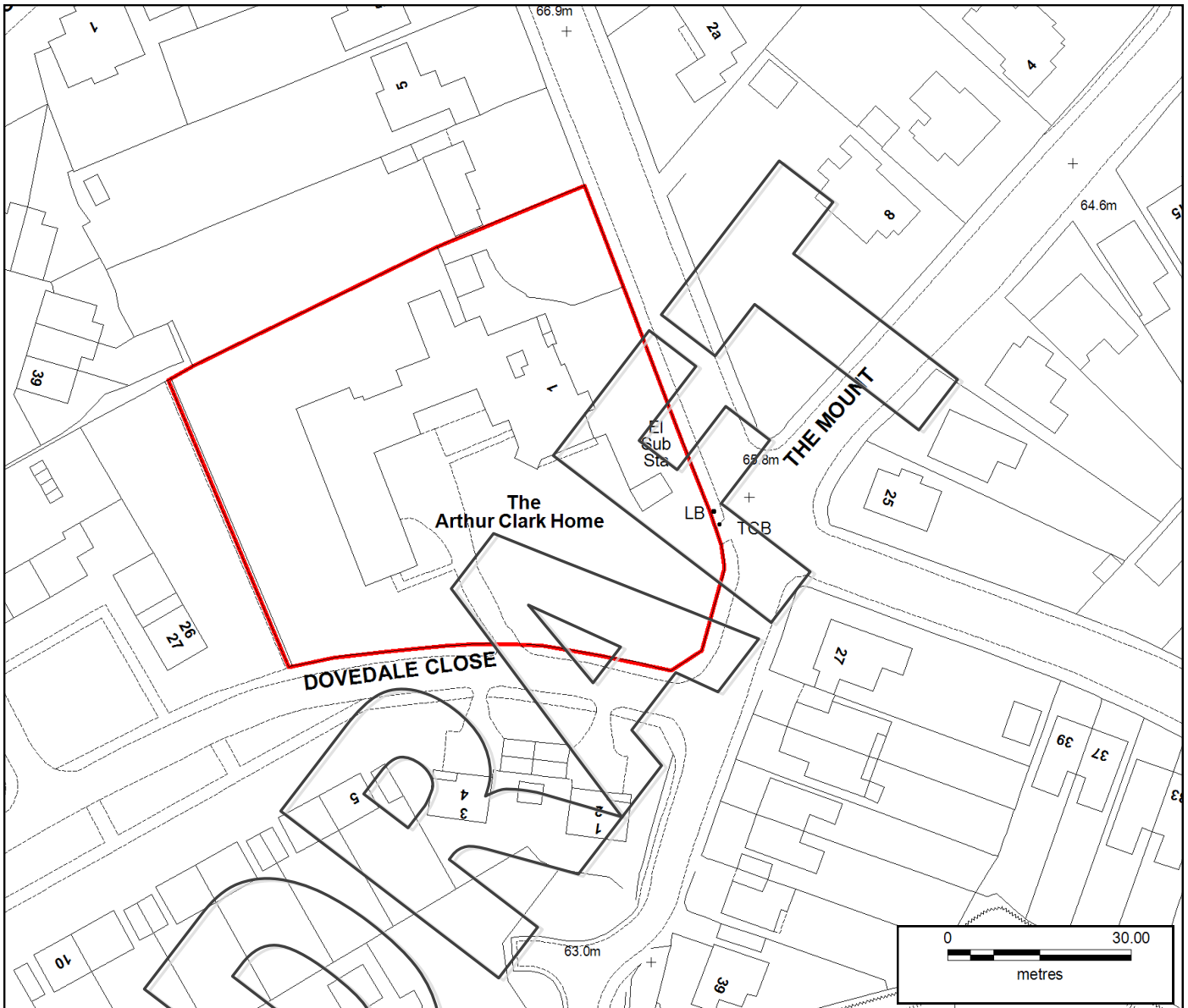
SITE A24: LAND AT SEARLES FARM



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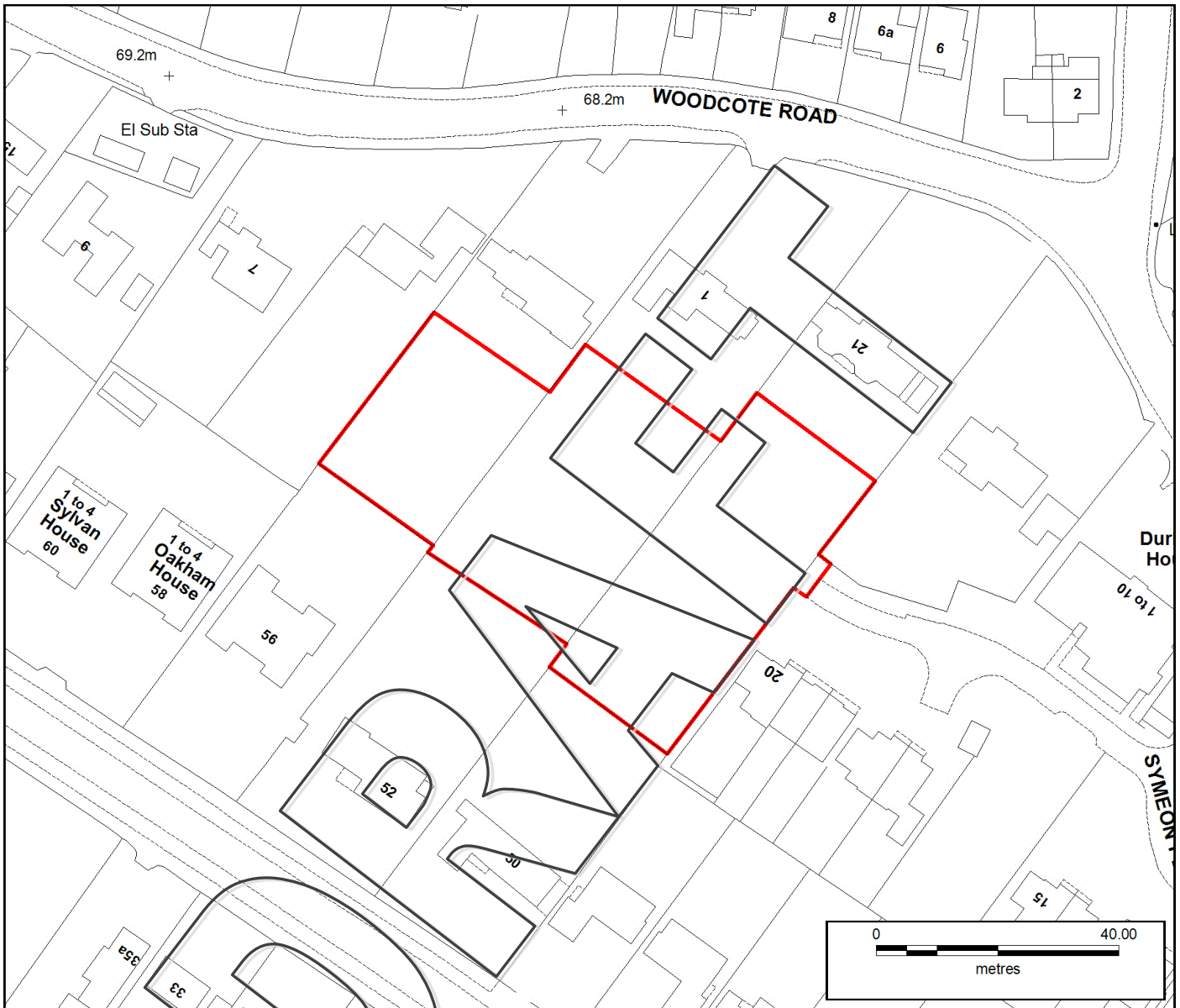
Size:	93.7 ha (also additional land in West Berkshire)	Current use:	Agriculture and flood meadow with some past minerals extraction sites.
Grid Reference:	SU690711	Source:	Two separate suggestions
Ward:	Minster & Southcote	Suggested by:	One from landowner, one from another party
A24a—Suggestion 1	71.2 ha (edged in red) - Open space associated with any major residential development on nearby land, or potentially other uses. [Nearby residential development would be unlikely to be in Reading Borough]		
A24b—Suggestion 2	58.4 ha (green hatching) - Residential development for approximately 1,500 homes		
A24c—Alternative Option	<i>Do not allocate for development or change</i>		
A24d—Alternative Option	<i>Residential development of whole area supported by other uses</i>		
A24e—Alternative Option	<i>Commercial development</i>		
A24f—Alternative Option	<i>Leisure development (whole or majority of site)</i>		
A24g—Alternative Option	<i>Small scale and water-compatible leisure development in parts of the site to support open space function</i>		
Issues and constraints:	<p>Within Flood Zone 3, and was identified in the SFRA in 2009 as being virtually all within the functional floodplain. As a result, any development apart from water compatible uses would be highly unlikely to comply with national flooding policy, and would be very difficult to achieve. Identified as designated strategic open space, as well as a major landscape feature. Much of the land is covered by various biodiversity designations, including Local Wildlife Site and Biodiversity Opportunity Area. A large number of Tree Preservation Orders are present within the site. It is therefore heavily constrained for any development. The site also has archaeological potential. Any development would be likely to need new investment in access and other infrastructure. Several public rights of way pass through the site.</p>		
Other information:	<p>The site was proposed some years ago to be part of the open space provision for a very large residential development at Kennet Valley Park, much of which was in West Berkshire. That proposal was withdrawn and has not been taken forward. However, the owners of the land in this nomination consider that the site is available to use as open space if such a proposal were to come forward, or for other uses.</p> <p>The nominated site from the landowners also took in areas of West Berkshire. However, it is not for Reading Borough Council to consult on areas outside its Borough boundary. Consideration of this site will need to be in conjunction with West Berkshire Council, as it is highly unlikely that a deliverable proposal could come forward on the areas within Reading Borough alone.</p>		

SITE A25: THE ARTHUR CLARK HOME, DOVEDALE CLOSE



Size:	0.48 ha	Current use:	Care home and day centre (closed)
Grid Reference:	SU709751	Source:	Council-owned site
Ward:	Thames	Suggested by:	Reading Borough Council
A25a—Suggestion	Development for extra care housing (approximately 40 dwellings)		
A25b—Alternative Option	<i>Do not allocate</i>		
A25c—Alternative Option	<i>Development for community uses</i>		
Issues and constraints:	Protected trees in adjacent garden to the north. A small part of the site is within an Air Quality Management Area,		
Other information:			

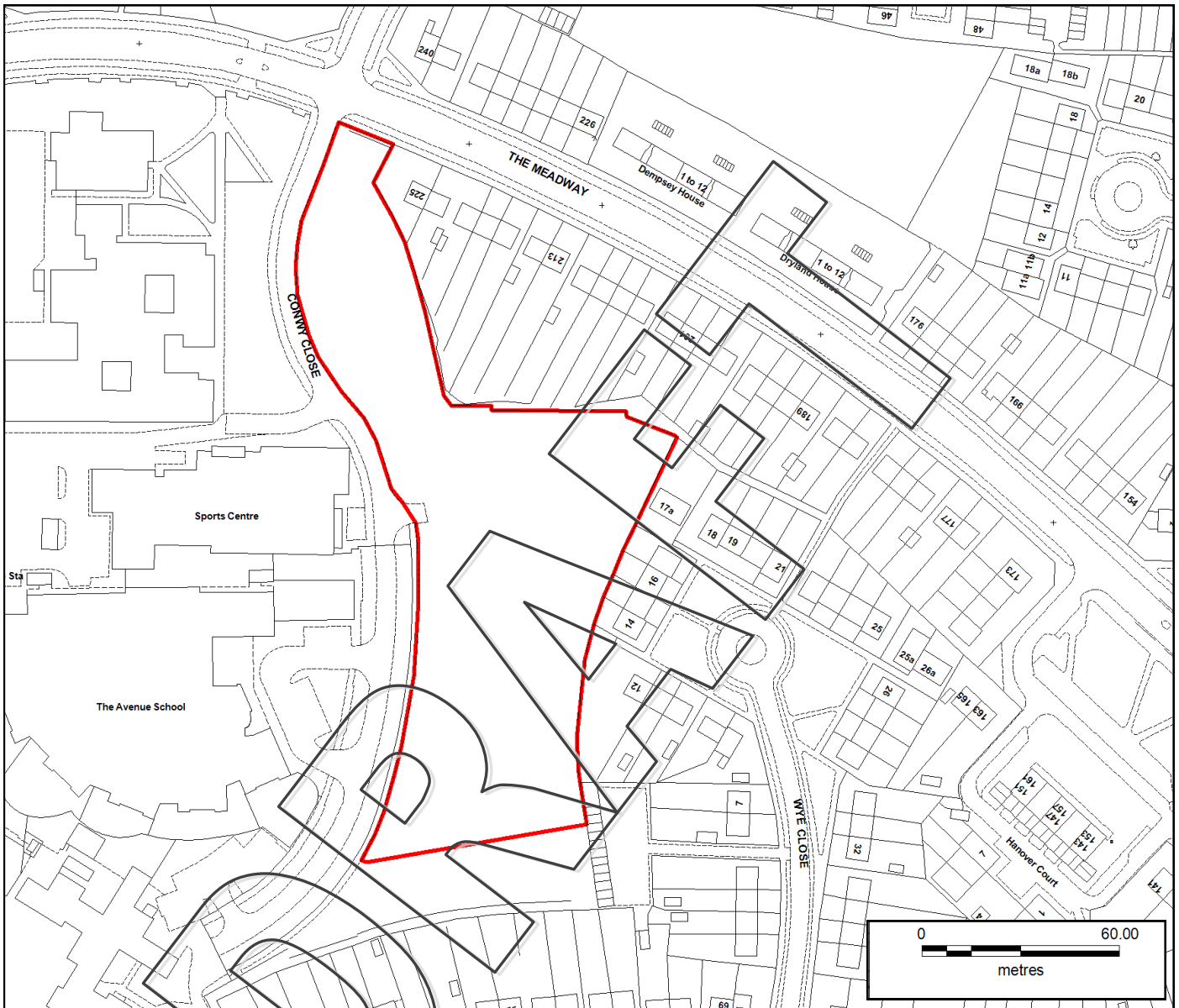
SITE A26: REAR OF 1 & 3 WOODCOTE ROAD & 21 ST PETER'S HILL



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Size:	0.33 ha	Current use:	Residential gardens
Grid Reference:	SU705751	Source:	Suggestion
Ward:	Thames	Suggested by:	Developer
A26a—Suggestion	Residential development (10-15 dwellings)		
A26b—Alternative Option	<i>Do not allocate</i>		
Issues and constraints:	The developer who has suggested the site does not own all of the land, and there is not currently any indication of whether they would be able to acquire it all, or enough to enable a development. Within Air Quality Management Area.		
Other information:	The proposal is for an extension of Symeon Place, which was itself a rear garden development by the same developer undertaken in 2010.		

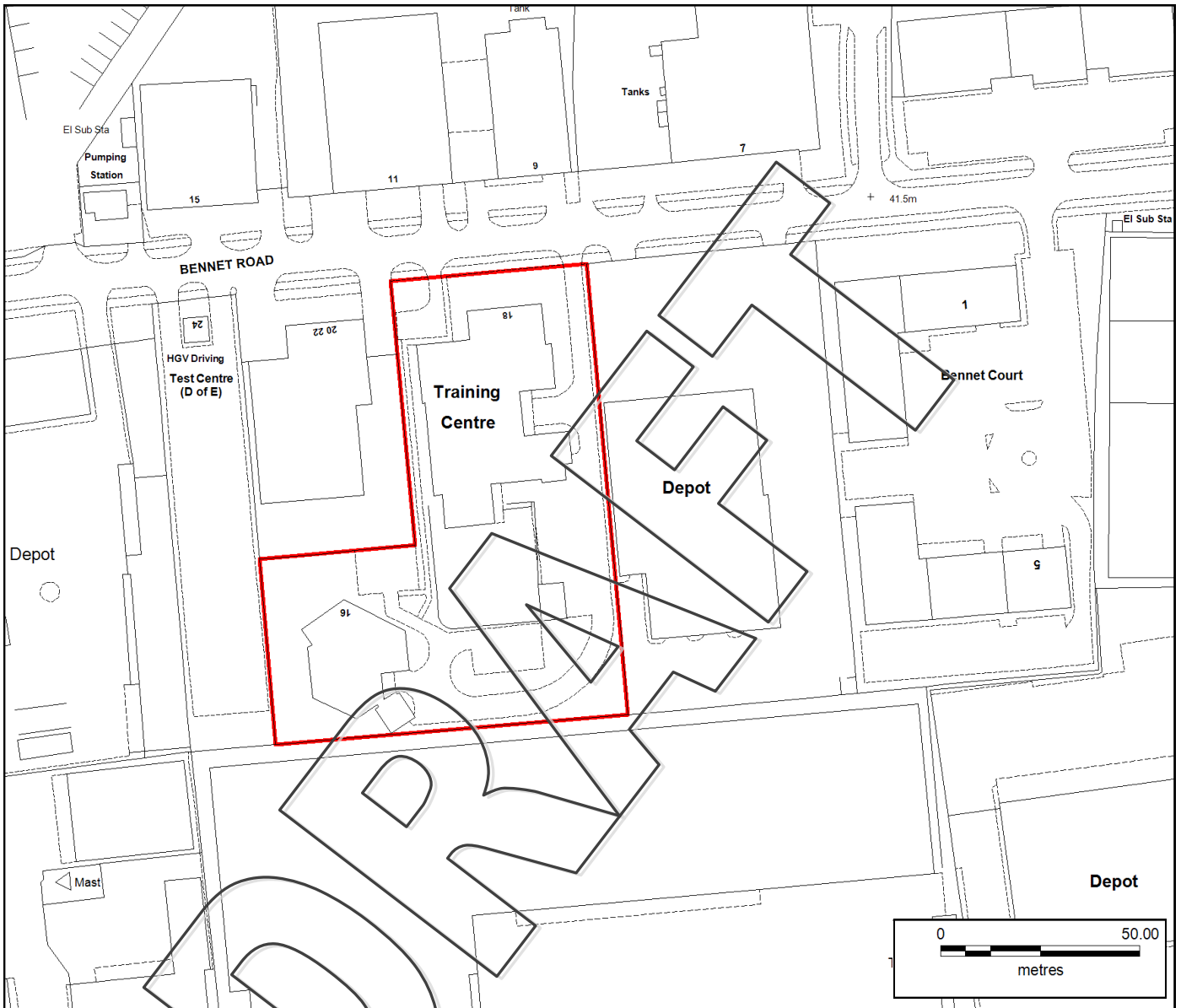
SITE A27: LAND AT CONWY CLOSE



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Size:	1.08 ha	Current use:	Car parking
Grid Reference:	SD677730	Source:	Council-owned site
Ward:	Tilehurst	Suggested by:	Reading Borough Council
A27a—Suggestion	Residential development, likely to be for affordable housing		
A27b—Alternative Option	<i>Do not allocate</i>		
A27b—Alternative Option	<i>Development for community uses, potentially associated with school</i>		
Issues and constraints:	Partly within Air Quality Management Area		
Other information:	The whole area of land east of Conwy Close previously had outline planning permission for a development of 58 dwellings (ref 06/00258), but this has expired. The site has now been divided to exclude a southern part of the site that is required for other uses.		

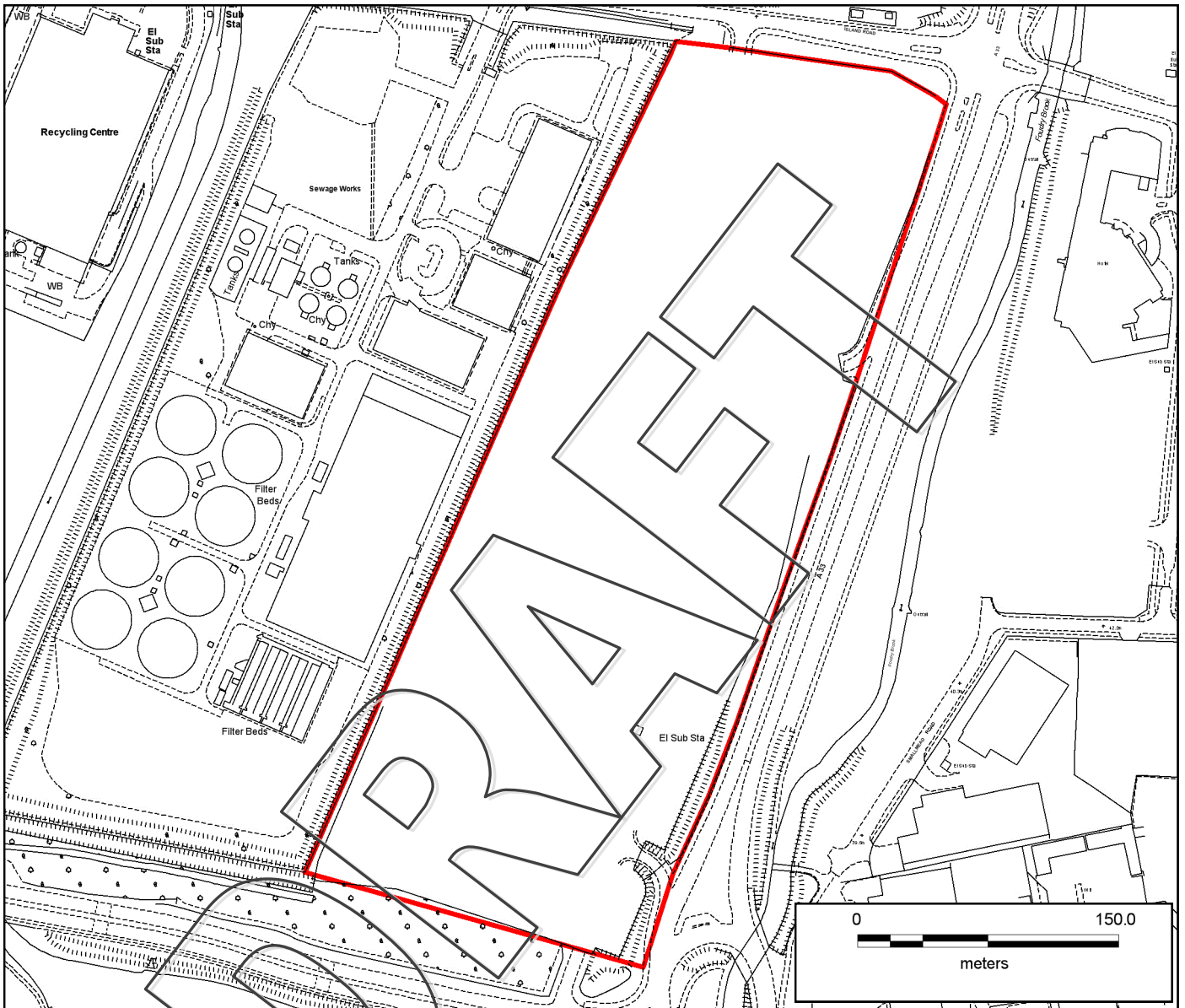
SITE A28: 16-18 BENNET ROAD



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Size:	0.74 ha	Current use:	Vacant with some temporary commercial uses
Grid Reference:	SU713701	Source:	Council-owned site
Ward:	Whitley	Suggested by:	Reading Borough Council
A28a—Suggestion	Employment development within B1/B2/B8 use classes		
A28b—Alternative Option	<i>Do not allocate</i>		
A28c—Alternative Option	<i>Development for other commercial uses</i>		
A28d—Alternative Option	<i>Development for residential</i>		
Issues and constraints:	Site is entirely within a defined Core Employment Area and is therefore surrounded by industrial and warehouse uses. Partly within Flood Zone 2.		
Other information:	Site was formerly used for education and training uses. Site is partly cleared.		

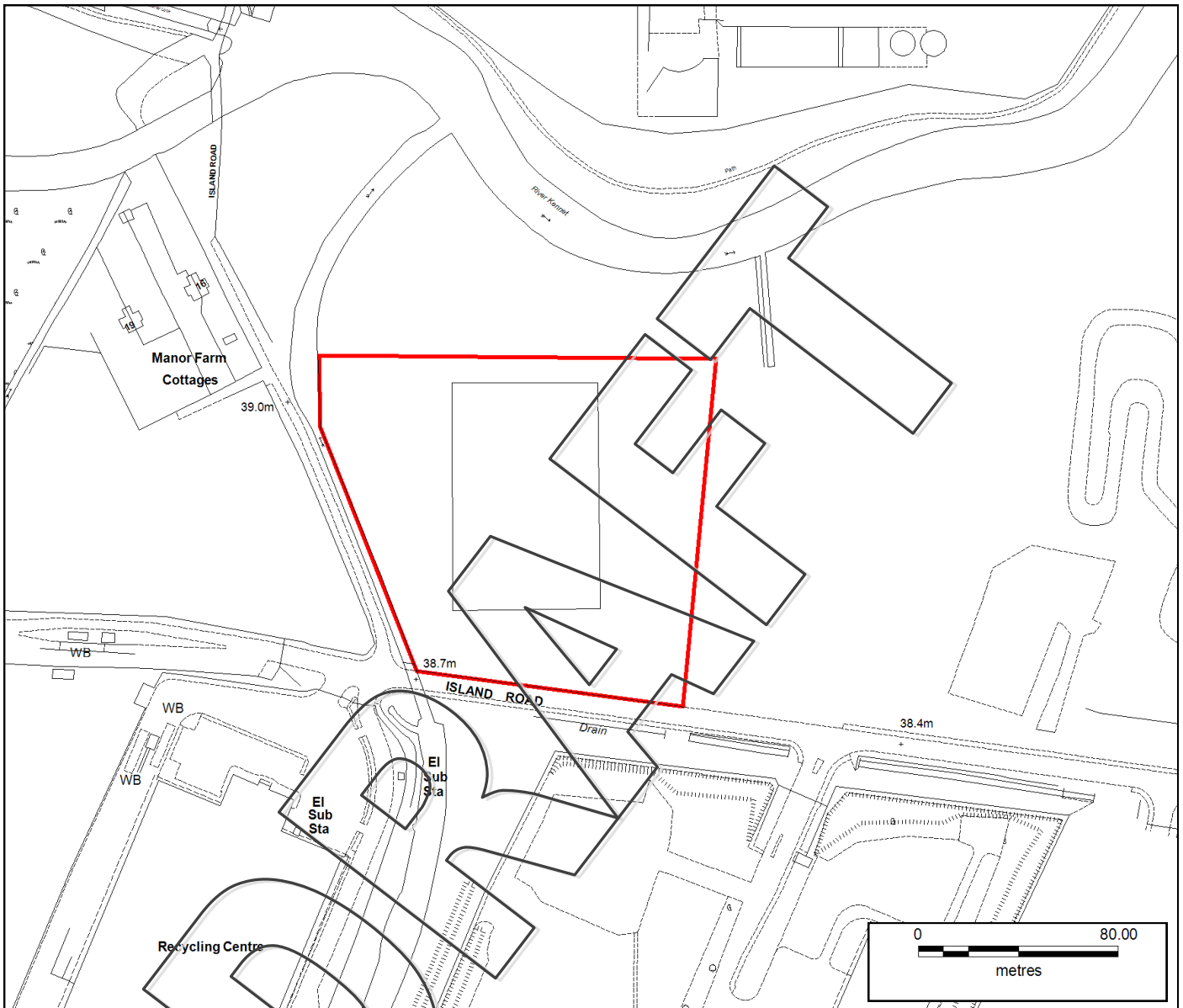
SITE A29: LAND BOUNDED BY ISLAND RD, LONGWATER AVE, A33 & SEWAGE TREATMENT WORKS



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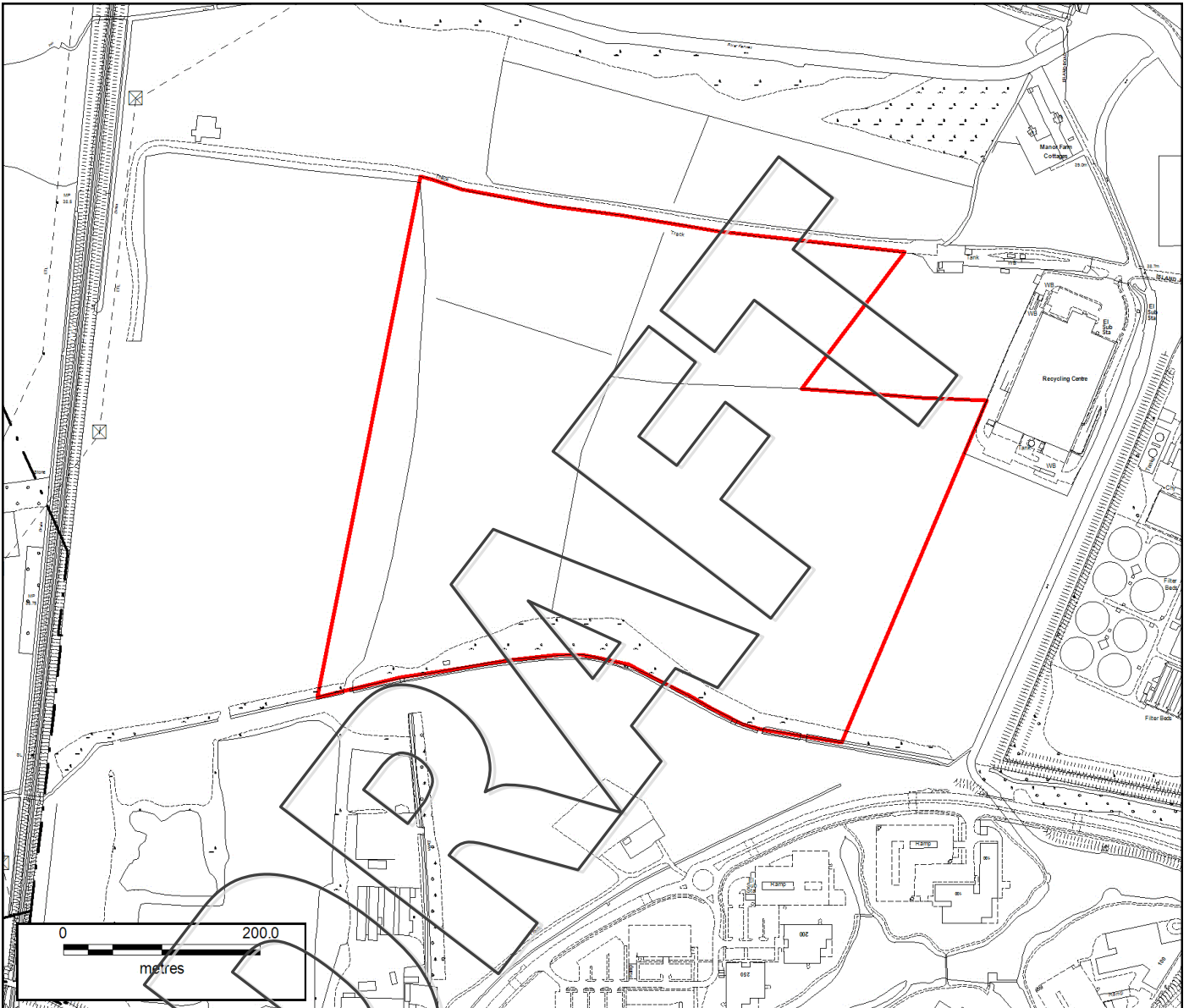
Size:	9.70 ha	Current use:	Former speedway/greyhound stadium, now cleared and vacant
Grid Reference:	SU708704	Source:	Suggestion
Ward:	Whitley	Suggested by:	Landowner
A29a—Suggestion	Mixed commercial uses, excluding residential		
A29b—Alternative Option	Do not allocate		
A29c—Alternative Option	Retail development		
A29d—Alternative Option	Leisure development		
A29e—Alternative Option	Residential development [Approx. 270-506 dwellings]		
Issues and constraints:	Located in Flood Zone 2. Likelihood of contamination from previous uses. Location between waste treatment works and A33 dual carriageway limits the range of uses that can be accommodated. Within Air Quality Management Area.		
Other information:	Site has planning permission for an office development as part of the Kennet Island/Reading Gateway development. However, this development has not come forward and seems unlikely to be delivered in its current form for viability reasons. Site considered likely to be capable of delivery within 1-5 years.		

SITE A30: LAND NORTH OF ISLAND ROAD



Size:	1.81 ha	Current use:	Vacant compound surrounded by scrub
Grid Reference:	SU707709	Source:	Council-owned site
Ward:	Whitley	Suggested by:	Reading Borough Council
A30a—Suggestion	Employment uses within use classes B1/B2/B8		
A30b—Alternative Option	<i>Do not allocate</i>		
A30b—Alternative Option	<i>Development for leisure</i>		
A30b—Alternative Option	<i>Development for residential (60-100 dwellings)</i>		
Issues and constraints:	Site is adjacent to major landscape feature and the nearby waterway has potential wildlife significance. The surrounding uses such as the recycling centre and sewage treatment works could potentially limit sensitive uses.		
Other information:			

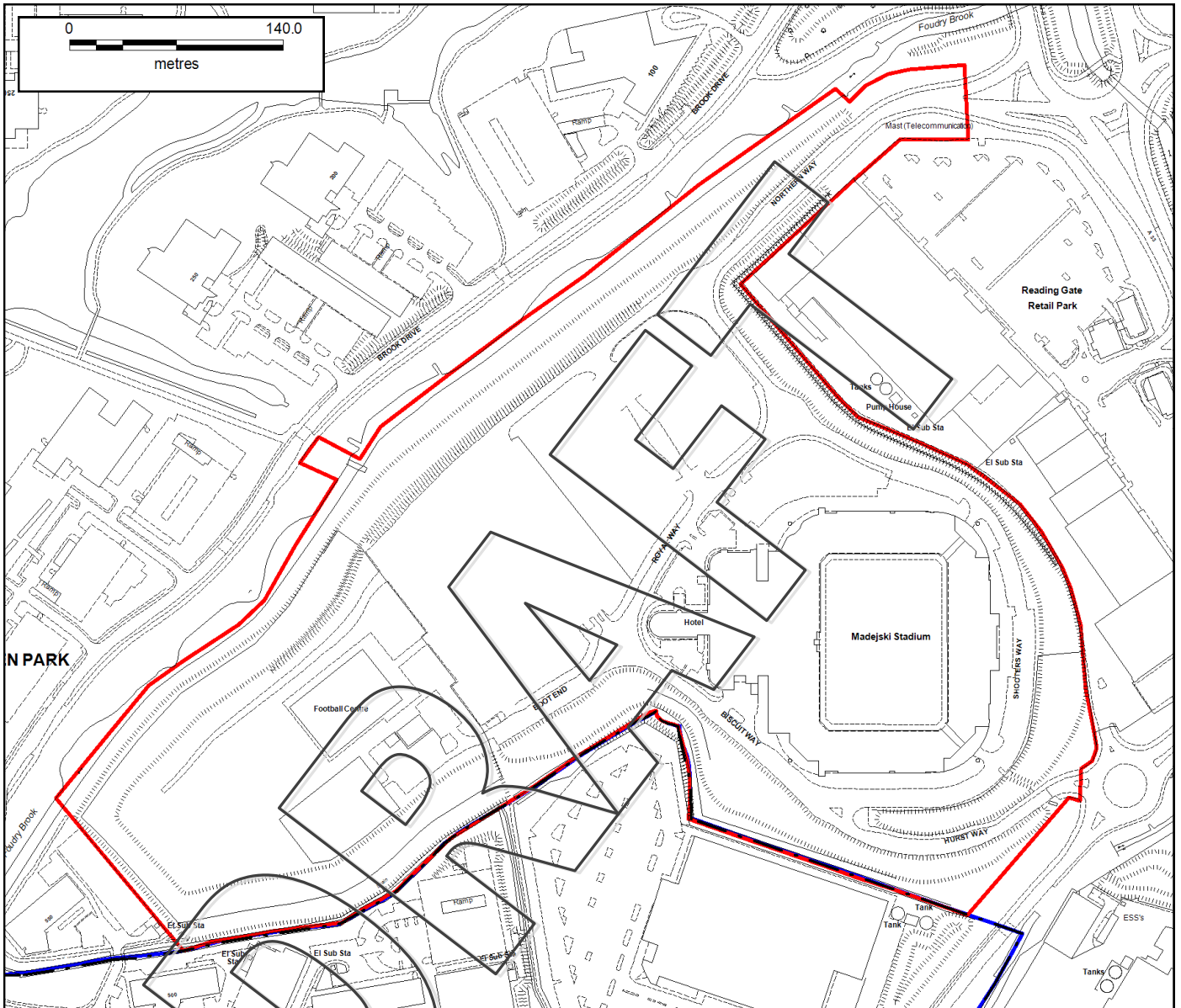
SITE A31: LAND SOUTH OF ISLAND ROAD AT SMALLMEAD



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Size:	26 ha	Current use:	Former landfill (including landraising), now restored and grassed over.
Grid Reference:	SU701706	Source:	Suggestion
Ward:	Whitley	Suggested by:	Landowner
A31a—Suggestion	Development for employment use within use classes B1c/B2/B8		
A31b—Alternative Option	<i>Do not allocate</i>		
A31c—Alternative Option	<i>Development for residential use</i>		
A31d—Alternative Option	<i>Development for leisure use</i>		
Issues and constraints:	Site is a former landfill, which will make any development challenging in terms of land instability and contamination. It is partly within Flood Zone 2. It is also adjacent to the Kennet Meadows Major Landscape Feature, and the fact that the land is raised means that any development on it could have particular landscape implications. The residential development at Green Park village to the south would be close by and the design would need to avoid any conflicts arising as a result of new employment development.		
Other information:	This area was put forward for development for business uses during the production of the Sites and Detailed Policies Document, and was discussed at the Examination, but was not included as it did not reflect the approach to employment in the Core Strategy at the time. The Inspector specifically states that the site could be reconsidered when the Core Strategy was reviewed. It is considered that the development would be achievable within 1-5 years.		

SITE A32: LAND AT THE MADEJSKI STADIUM



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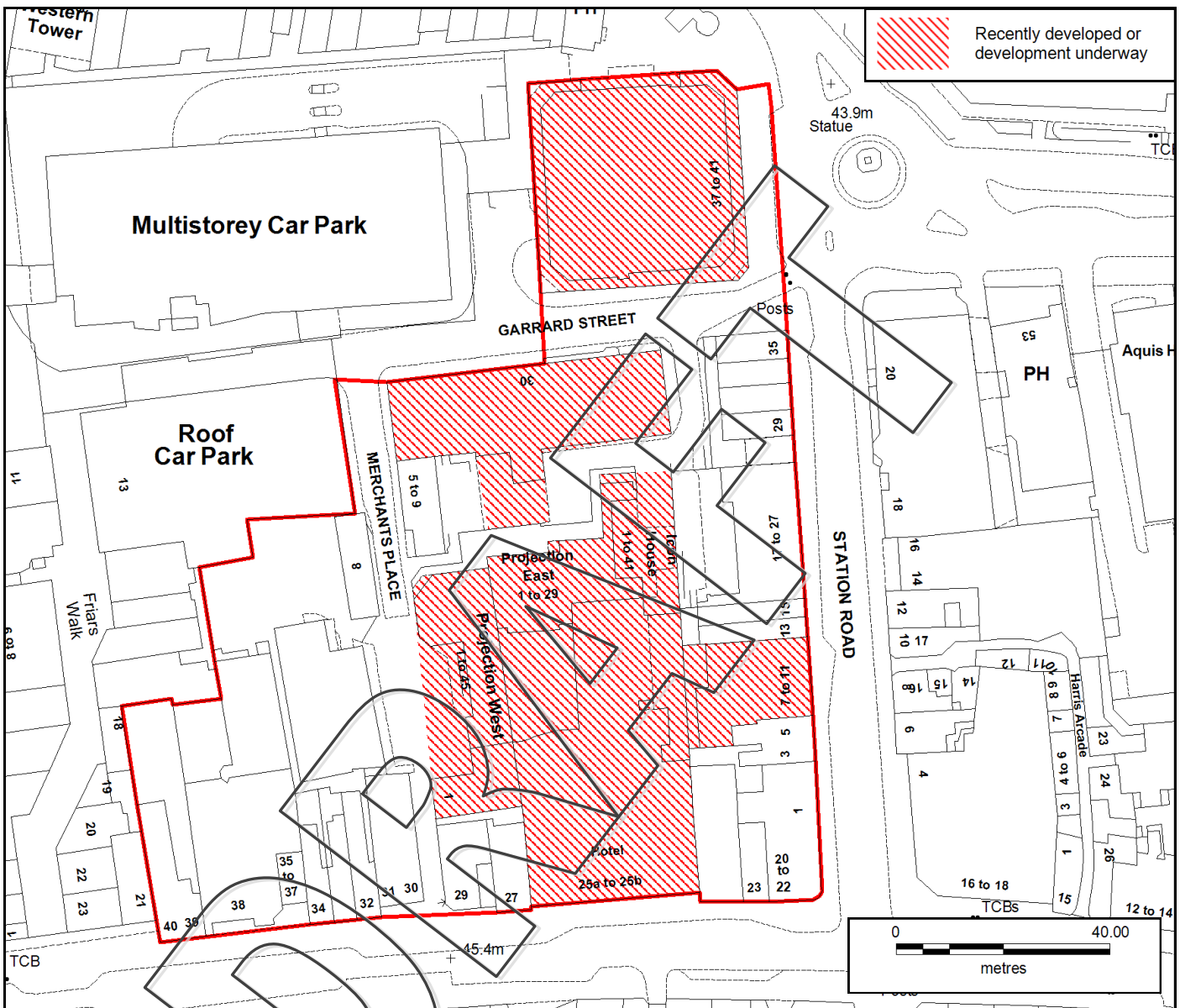
Size:	19ha	Current use:	Stadium, car parking, indoor training facility, landscaping
Grid Reference:	SU706697	Source:	Suggestion
Ward:	Whitley	Suggested by:	Landowner
A32a—Suggestion	Mixed use development around the stadium comprising residential development (approximately 630 units), convention centre, hotel, decked car parking, office space, public open space and associated landscaping, access, cycle parking, transport interchange, related infrastructure and engineering works, ancillary facilities for storage, management facilities and plant.		
A32b—Alternative Option	<i>Do not allocate</i>		
A32c—Alternative Option	<i>Development for a less dense mixed use development with fewer homes</i>		
A32d—Alternative Option	<i>Development for retail and leisure uses associated with the stadium</i>		
A32e—Alternative Option	<i>Development for employment uses</i>		
Issues and constraints:	Entirely within Flood Zone 2. Land is former landfill, which means there could be significant contamination issues that make development difficult, particularly for residential use. The waterways adjacent to the site are existing Green Links.		
Other information:	Development has been subject to pre-application public consultation in October 2015. It is considered that the development could be achievable within 1-5 years.		

APPENDIX 4: EXISTING DEVELOPMENT ALLOCATIONS

The following pages set out the sites that are allocated for development in existing development plans, generally the Reading Central Area Action Plan (2009) or Sites and Detailed Policies Document (2012). The proposal is to carry most of these allocations forward into the new Local Plan.

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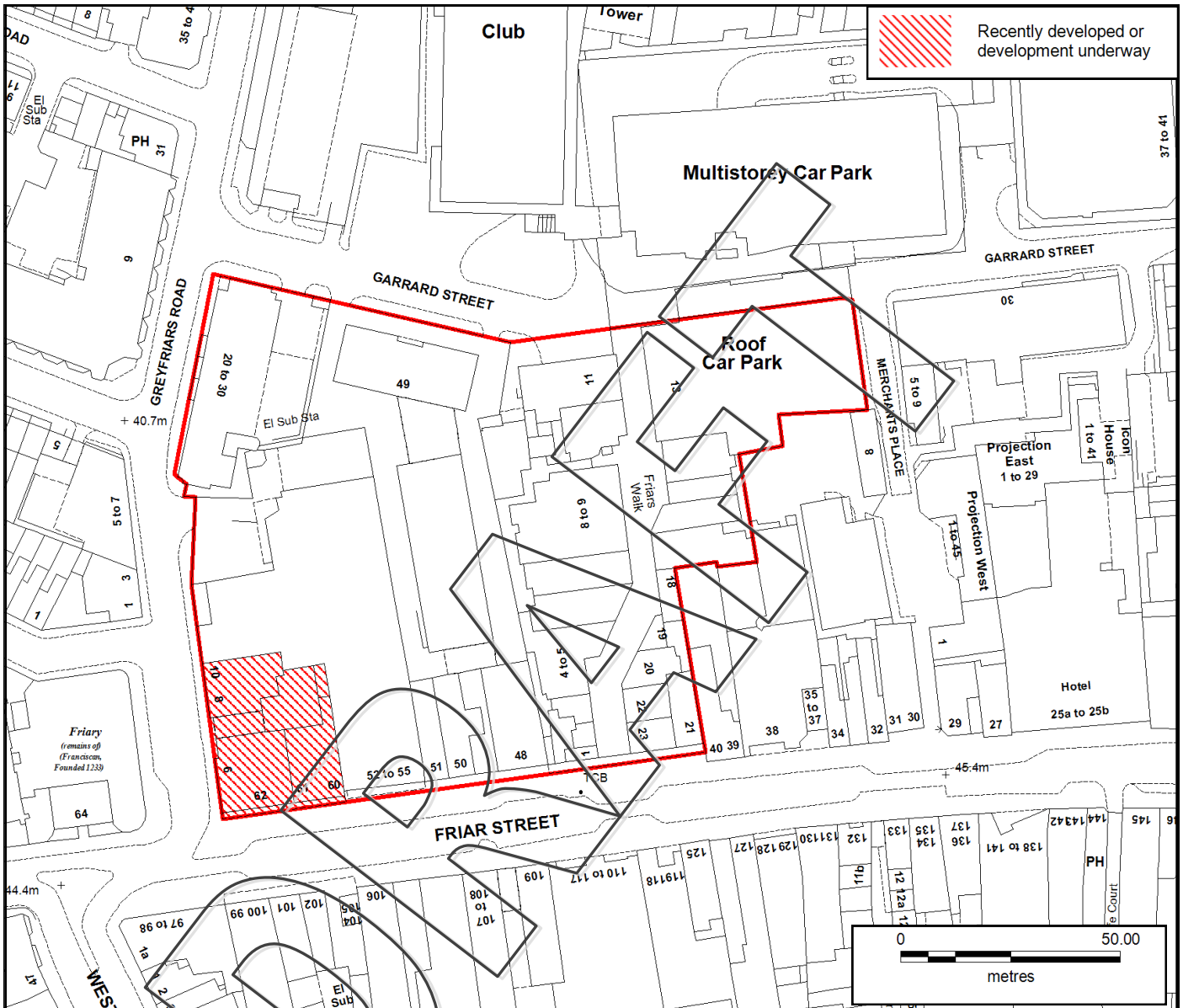
SITE B1: FRIAR STREET AND STATION ROAD



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Size:	1.36 ha	Current use:	Mixed retail, offices, residential and other uses
Grid Reference:	SU714736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1a in the Reading Central Area Action Plan
B1a—Continue current allocation	There will be active retail and leisure uses on the ground floor along Friar Street and Station Road, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction to link to the Station Hill area. The setting of listed buildings in the area will be preserved, and opportunities to improve the environment of Merchants Place will be sought.		
B1b—Alternative option	<i>Do not allocate</i>		
B1c—Alternative option	<i>More limited allocation of those sites most in need of regeneration, e.g. 29-35 Station Road and 30-31 Friar Street, in view of the fact that much of the rest of the area has now been developed or is listed.</i>		
Issues and constraints:	Includes a number of listed buildings, which would need to be preserved, and is close to a number of others. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	A number of developments have taken place recently or are underway. The Ibis, Novotel and Projection West were developed just over ten years ago. Work is underway on refurbishing Thames Tower and adding additional stories, and converting 7-11 Station Road and Garrard House to residential.		

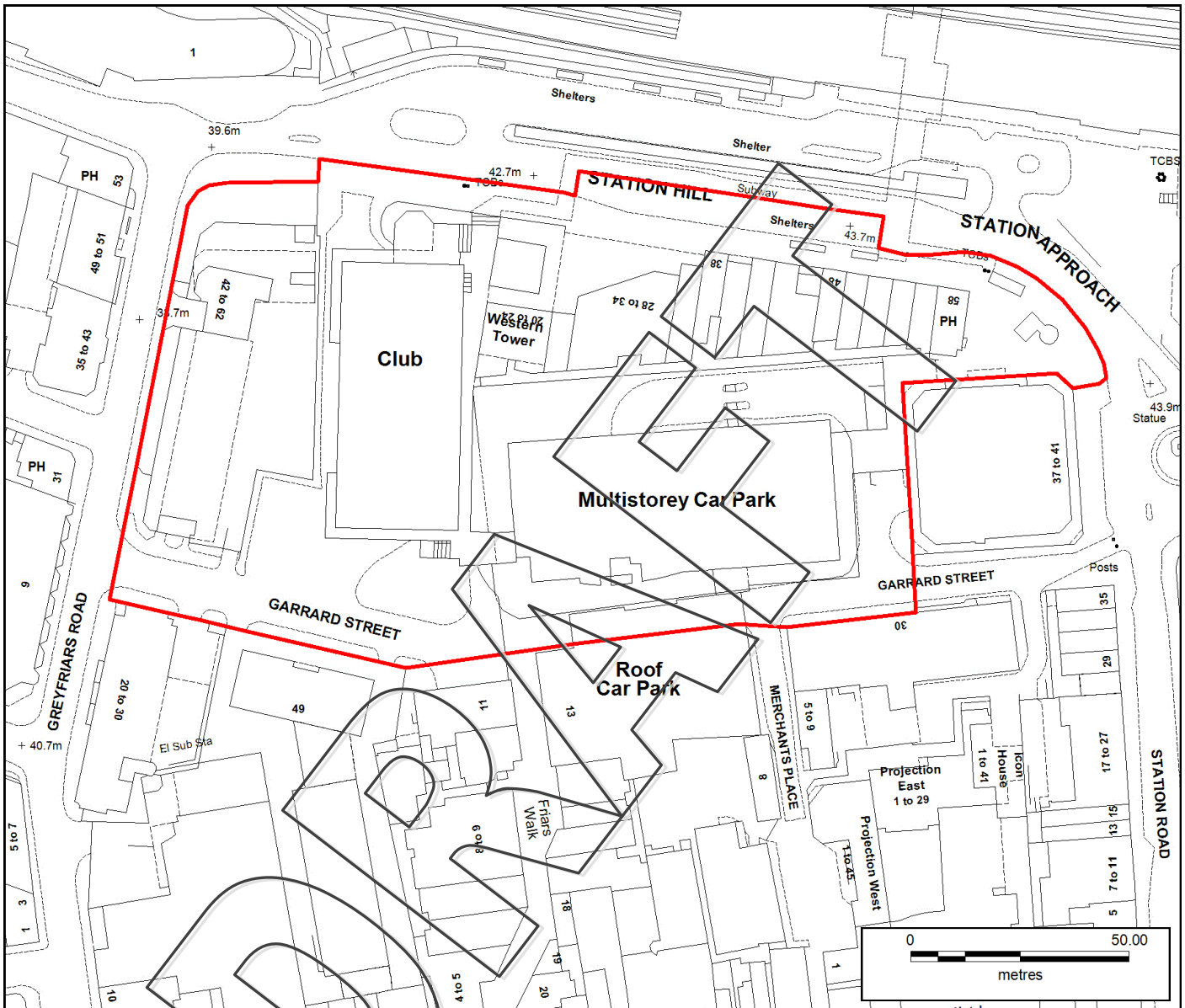
SITE B2: FRIARS WALK AND GREYFRIARS ROAD



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Size:	1.35 ha	Current use:	Mixed retail, offices, residential and other uses
Grid Reference:	SU713736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1b in the Reading Central Area Action Plan
B2a—Continue current allocation	Development in this area will be of a mixed use with a significant leisure element. Active retail and leisure uses will be on the ground floor, particularly along Friar Street, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction at a single level into the Station Hill area and through to the station. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment.		
B2b—Alternative option	<i>Do not allocate</i>		
B2c—Alternative option	<i>Specify a greater emphasis on residential over office as part of a mix of uses</i>		
Issues and constraints:	Close to a number of listed buildings, including the Grade I listed Greyfriars Church. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	The south west corner was recently developed for student accommodation above the ground floor. The vacant Friars Walk precinct is now part of the wider Station Hill development, and formed part of the most recent planning permission for the site.		

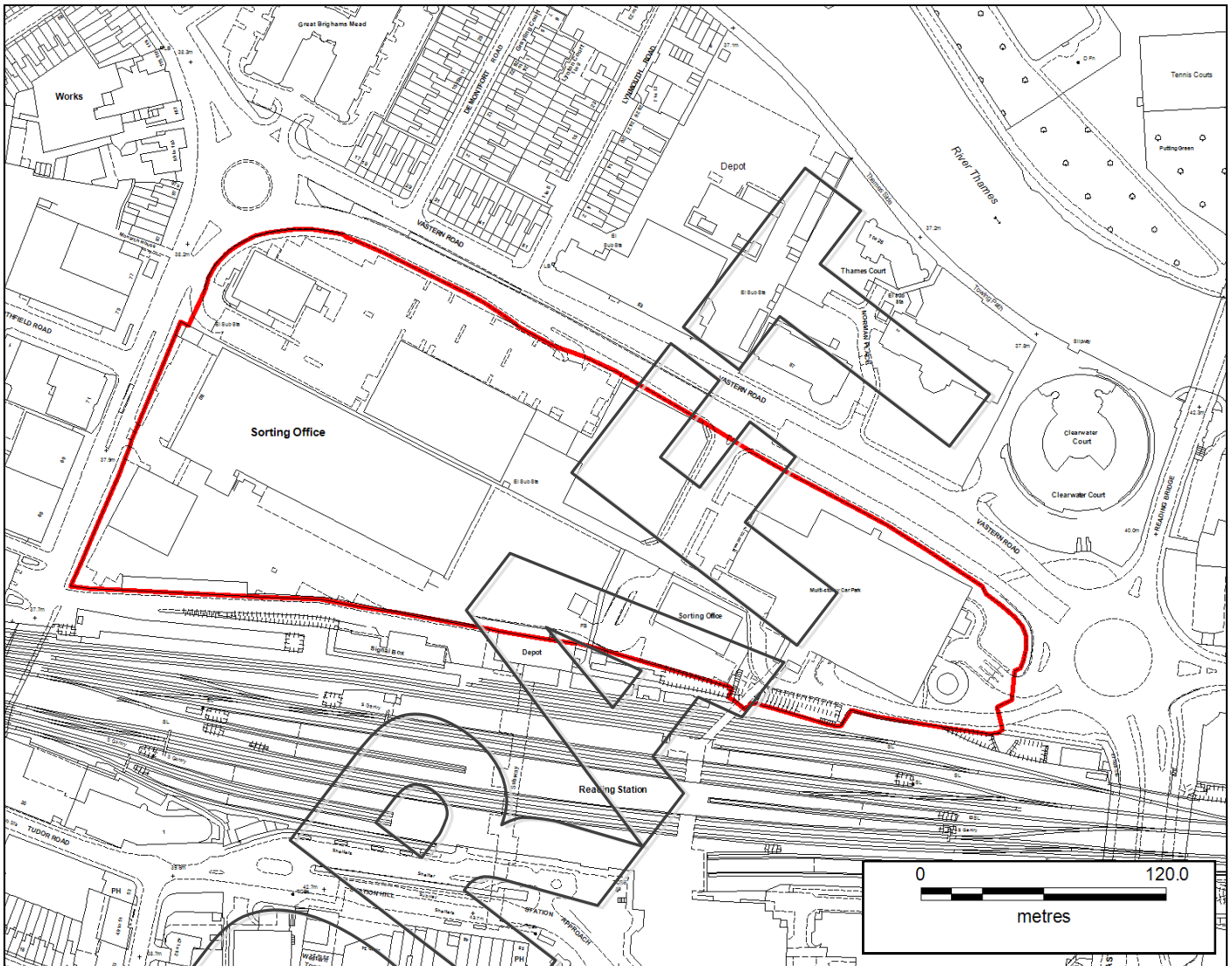
SITE B3: STATION HILL



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Size:	1.89 ha	Current use:	Retail, offices, other town centre uses (mostly vacant)
Grid Reference:	SU713737	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1c in the Reading Central Area Action Plan
B3a—Continue current allocation	This area will be developed for a mix of uses at a high density, including retail and leisure on the ground and lower floors and residential and offices on higher floors. There will be enhanced links through the sites, and a network of streets and spaces. Frontages on key routes through the site should have active uses. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment.		
B3b—Alternative option	<i>Do not allocate</i>		
B3c—Alternative option	<i>Allocation more reflective of the current permission, which is more focused on office than residential in this part of Station Hill.</i>		
Issues and constraints:	Close to various listed buildings. Partly within area of archaeological potential. Level changes on site can pose a potential issue. Within Air Quality Management Area.		
Other information:	The Station Hill development has been a subject to a number of major mixed-use proposals over the years, The current planning permission (130436) also covers the adjacent Friars Walk site and is for offices, retail, leisure and residential. Demolition of the existing buildings to make way for the development is underway.		

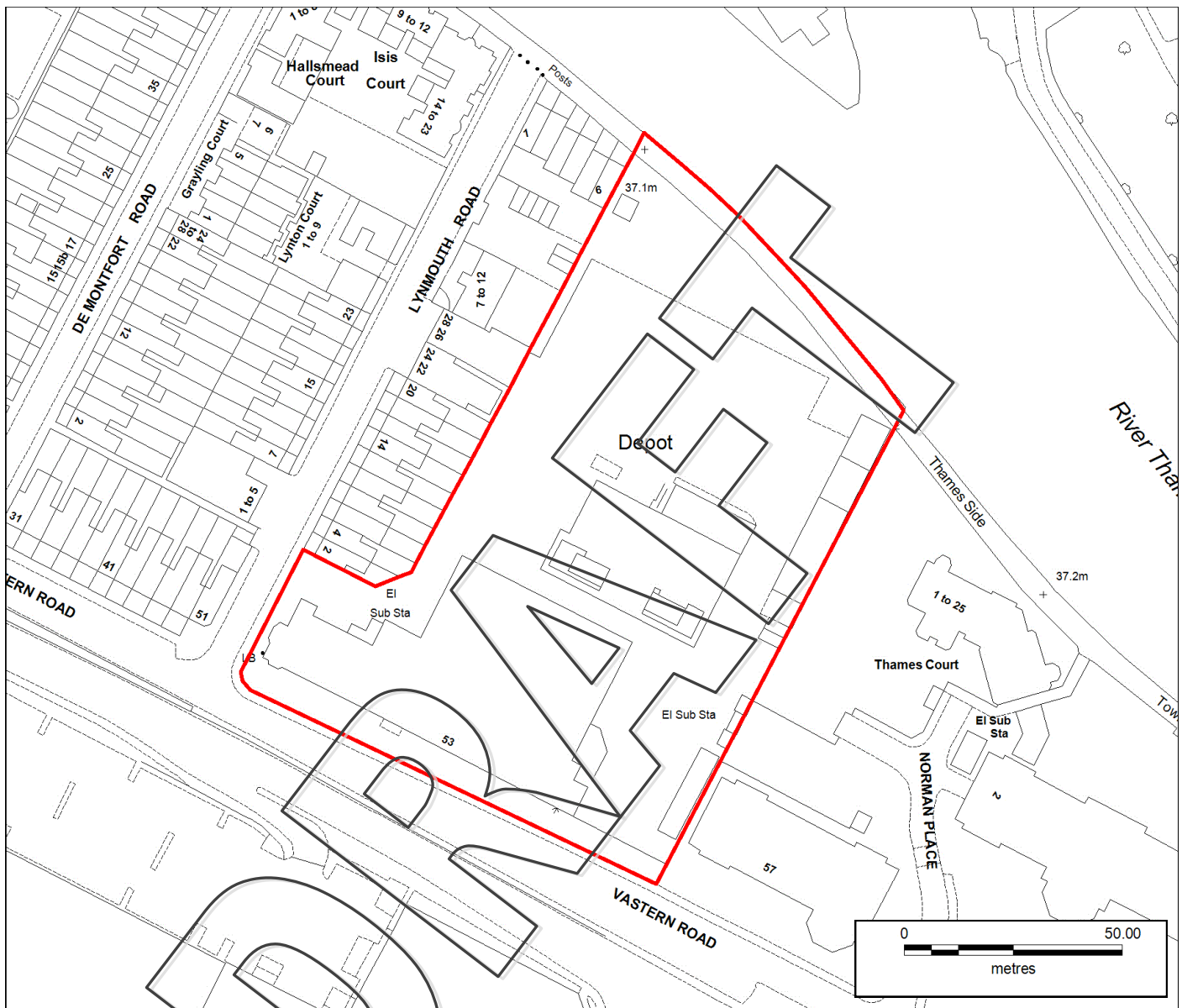
SITE B4: NORTH OF THE STATION



Size:	6.71 ha	Current use:	Former sorting office, retail park, car park
Grid Reference:	SU714740	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1e in the Reading Central Area Action Plan
B4a—Continue current allocation	There will be retail and leisure development on the ground floor with other uses including residential and offices on upper floors. Provision of retail development is contingent on improved links across the railway. Public car parking will be provided. An area of civic open space will be provided at the northern entrance to the station, and a green link provided to the Thames. An acceptable dry access scheme from across the site must be part of any development.		
B4b—Alternative option	<i>Do not allocate</i>		
B4c—Alternative option	<i>Less emphasis on retail and leisure provision, with those uses being included mainly to provide active uses along the public routes and spaces.</i>		
B4d—Alternative option	<i>Locate the various uses on the site in line with their vulnerability to flood risk—which would mean limiting any residential development to the Station Retail Park and the furthest eastern part of the site.</i>		
Issues and constraints:	Site is partly within Flood Zones 2 and 3. Within Air Quality Management Area. Station car park is identified for safeguarding in a DfT direction for Crossrail extension.		
Other information:	<p>Since the allocation in the RCAAP, the station development has taken place, opening up the northern entrance to the station with associated public areas and transport interchange. The sorting office site also has outline planning permission for a mixed use scheme incorporating residential, office and retail and related uses.</p> <p>The Station Retail Park has also been nominated for development (along the lines of the current allocation), but is dealt with here as it is an existing allocation.</p>		

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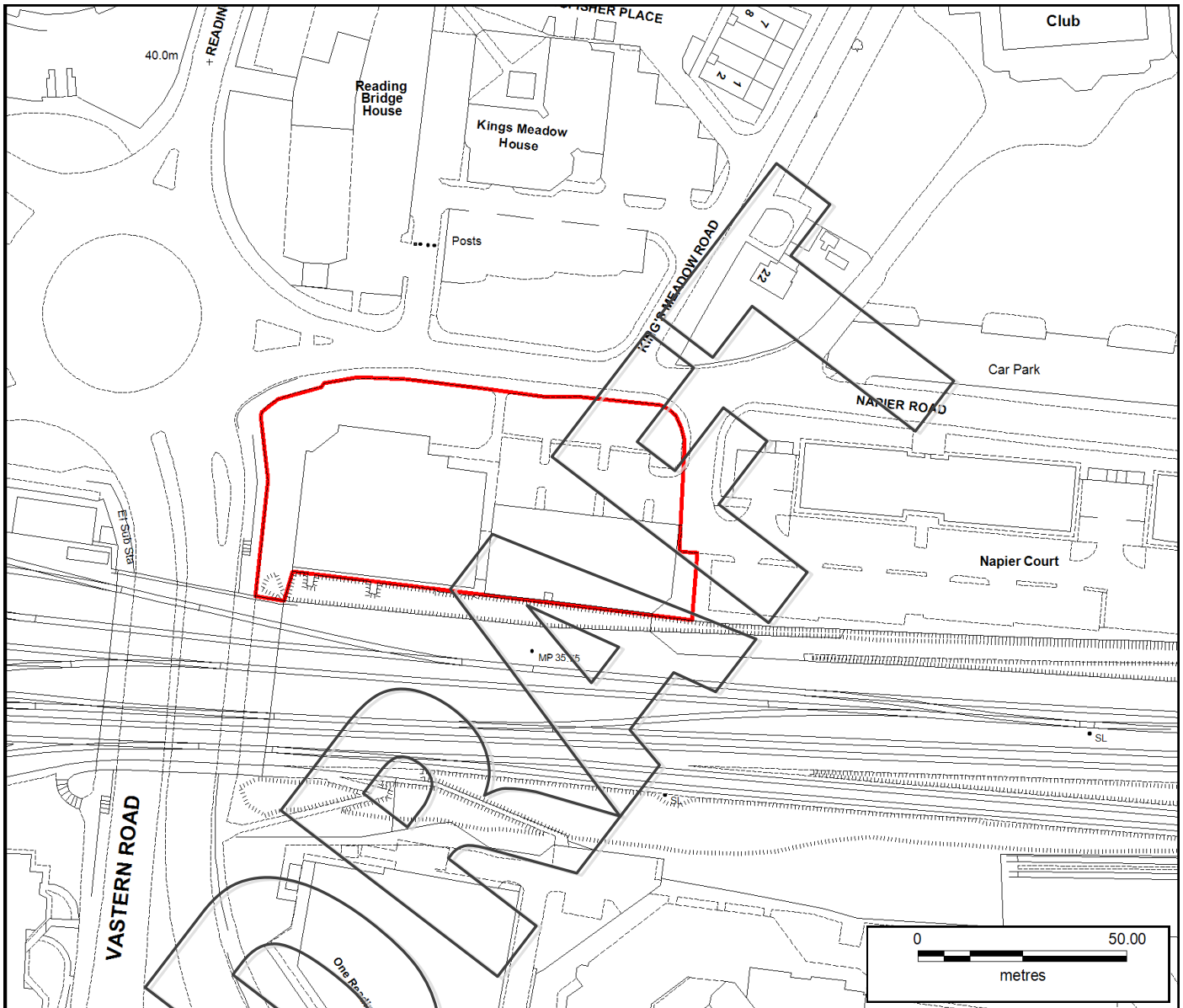
SITE B5: RIVERSIDE



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Size:	1.24 ha	Current use:	Offices and depot
Grid Reference:	SU715741	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1g in the Reading Central Area Action Plan
B5a—Continue current allocation	Development should maintain and enhance public access along and to the Thames, and should continue the green link from the north of the station, with potential for an area of open space at the riverside. The main use of the site should be residential, although some small-scale offices and leisure will also be appropriate. A new or improved pedestrian and cycle crossing over the River Thames will be provided at a point between Fry's Island and Reading Bridge. This may be either a new crossing or cantilevered onto the existing bridge.		
B5b—Alternative option	<i>Do not allocate</i>		
B5c—Alternative option	<i>Development for mainly commercial uses, particularly offices</i>		
B5d—Alternative option	<i>Development for mainly leisure uses</i>		
Issues and constraints:	Mostly within Flood Zone 2. Would need to ensure public access to, and along, the River Thames. River Thames is a major landscape feature. Within Air Quality management Area.		
Other information:	The new pedestrian and cycle crossing of the Thames to the north of the site was opened in October 2015. Access to both the north of the site (via the bridge) and south (via the new station entrance) is now therefore greatly enhanced.		

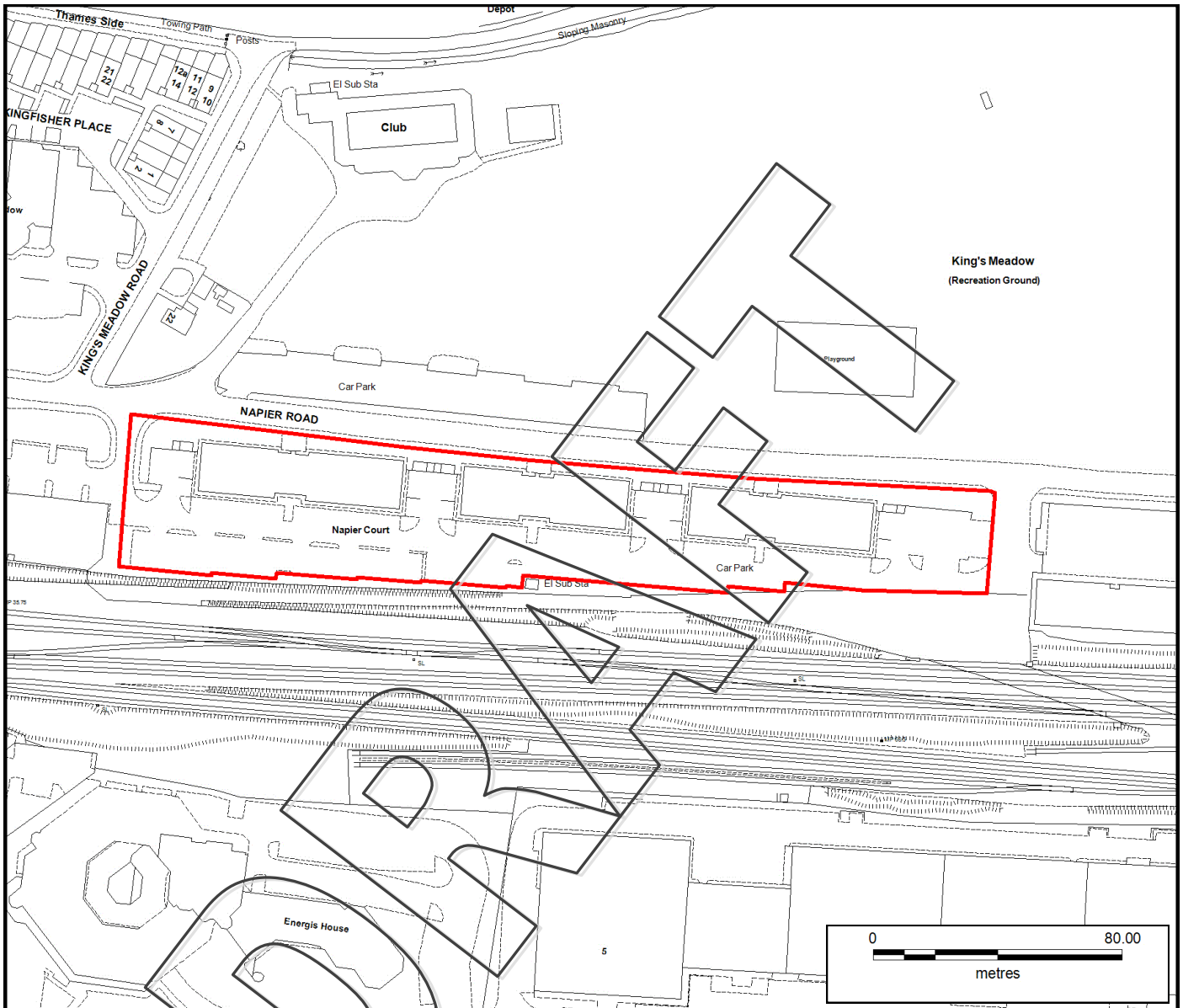
SITE B6: NAPIER ROAD JUNCTION



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Size:	0.49 ha	Current use:	Car dealership
Grid Reference:	SU718738	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC1h in the Reading Central Area Action Plan
B6a—Continue current allocation	A landmark building, containing residential and/or offices is appropriate for this site, which may contain an active commercial use on the ground floor. An acceptable dry access scheme must be part of any development on this site.		
B6b—Alternative option	<i>Do not allocate</i>		
B6c—Alternative option	<i>A higher density residential development with more than one tall building</i>		
B6d—Alternative option	<i>Development for offices</i>		
B6e—Alternative option	<i>Development for retail and leisure</i>		
Issues and constraints:	Partly within Flood Zone 2. Within area of archaeological potential. Within Air Quality management Area. Close to Kings Meadow, which is part of a major landscape feature. Noise from railway would need to be addressed.		
Other information:	An application for three tall buildings up to 28 storeys containing 352 dwellings (150120) was refused in May 2015.		

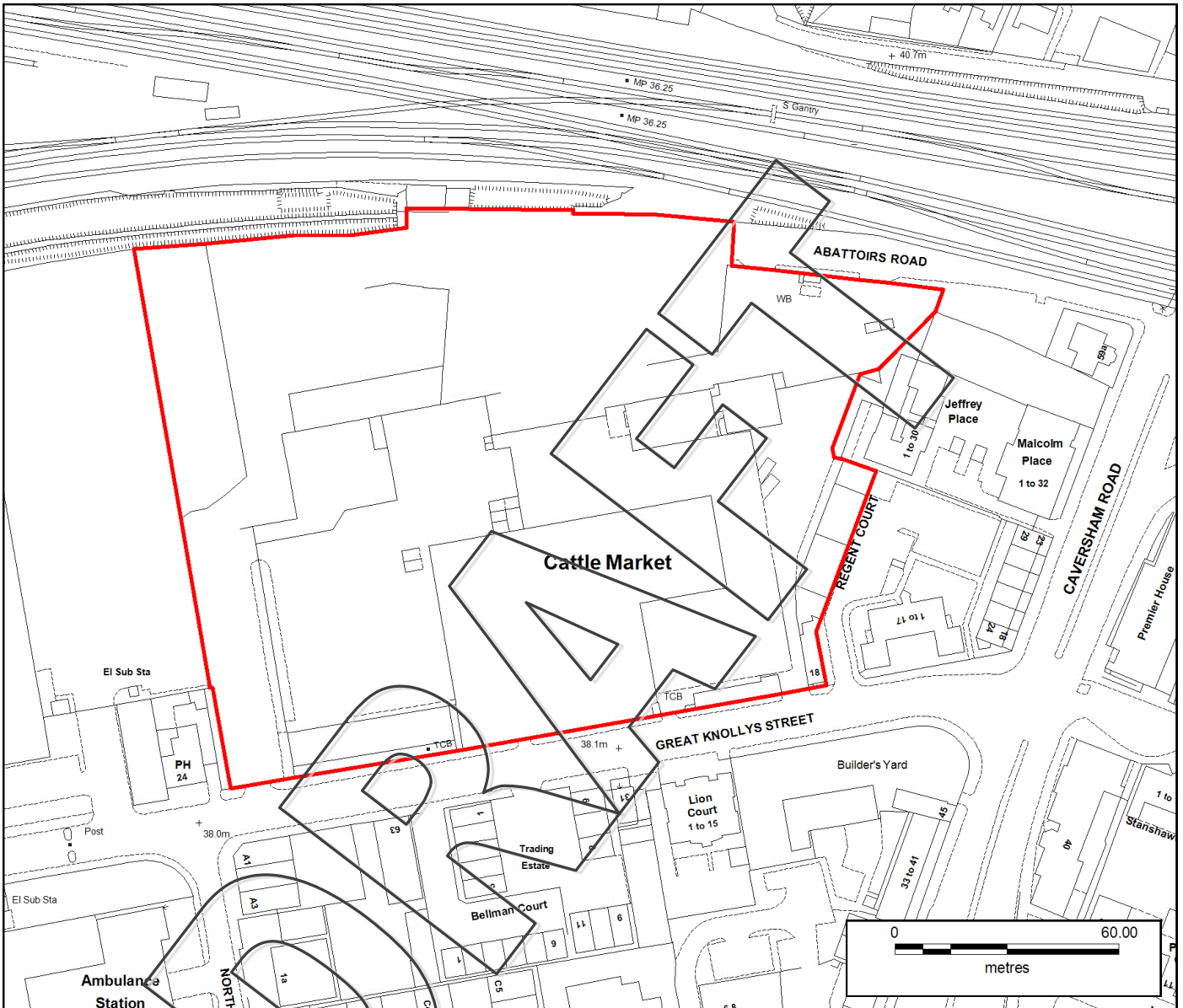
SITE B7: NAPIER COURT, NAPIER ROAD



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Size:	1.10 ha	Current use:	Offices
Grid Reference:	SU719738	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	SA8i in the Sites and Detailed Policies Document
B7a—Continue current allocation	Residential development (200-250 dwellings)		
B7b—Alternative option	<i>Do not allocate</i>		
B7c—Alternative option	<i>Mixed use office and residential</i>		
B7d—Alternative option	<i>Office development</i>		
B7e—Alternative option	<i>Leisure development</i>		
Issues and constraints:	Partly within Flood Zone 2. Within area of archaeological potential. Within Air Quality management Area. Close to Kings Meadow, which is part of a major landscape feature. Noise from railway would need to be addressed.		

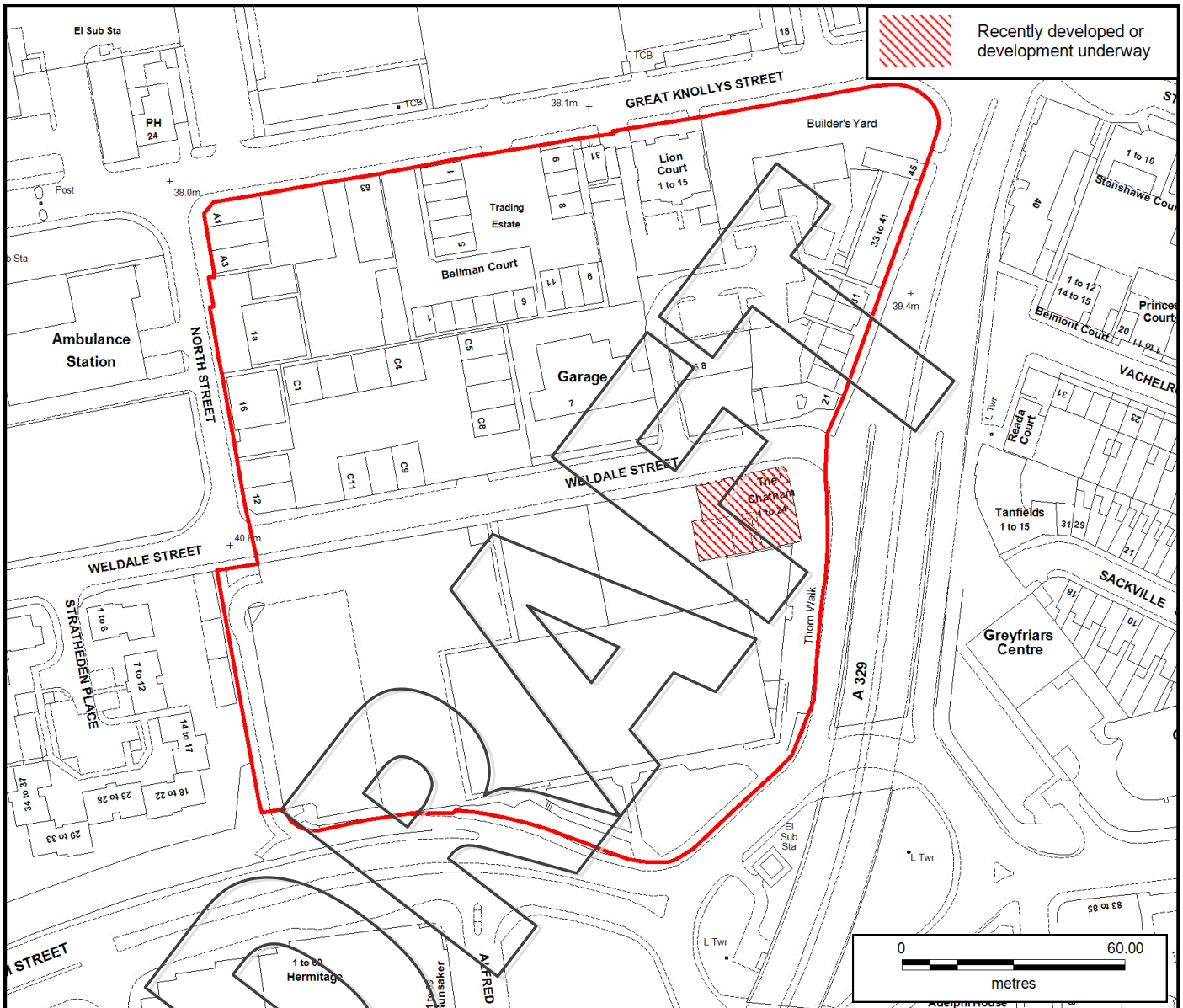
SITE B8: CATTLE MARKET



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Size:	2.46 ha	Current use:	Cattle market, car park
Grid Reference:	SU710738	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2a in the Reading Central Area Action Plan
B8a—Continue current allocation	This site will be developed for a mix of edge-of-centre retail uses, which may include bulky goods, and residential development, along with public car parking. The residential should be located on the parts of the site that are at lower risk from flooding. The retail must be designed to mesh into the urban fabric and a single storey retail warehouse will not be permitted.		
B8b—Alternative option	<i>Do not allocate</i>		
B8c—Alternative option	<i>Development for residential without major retail provision</i>		
B8d—Alternative option	<i>Development for commercial development including offices</i>		
Issues and constraints:	Partly within Flood Zone 2. Within Air Quality Management Area. There are legal issues with the loss of the current cattle market use that are yet to be resolved.		

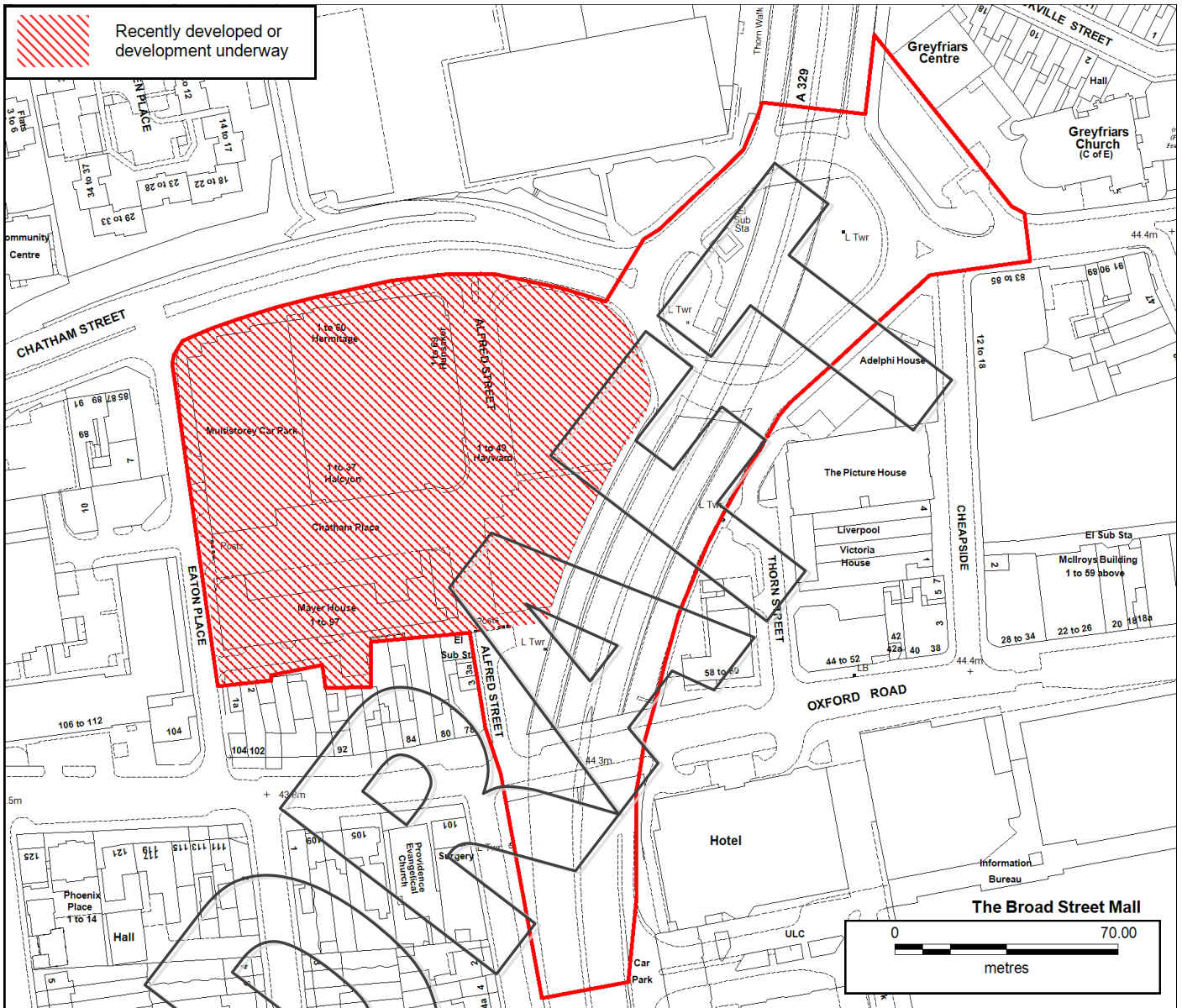
SITE B9: GREAT KNOLLYS STREET AND WELDALE STREET



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Size:	3.02 ha	Current use:	Offices, industrial, retail
Grid Reference:	SU710736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2b in the Reading Central Area Action Plan
B9a—Continue current allocation	This area will be developed primarily for residential, although development resulting in the loss of small business units should seek to replace some of those units, preferably on site.		
B9b—Alternative option	<i>Do not allocate</i>		
B9c—Alternative option	<i>Mixed use development with the various uses on the site located in line with their vulnerability to flood risk—which would mean avoiding residential development along the Great Knollys Street frontage.</i>		
B9d—Alternative option	<i>Mixed use development with a greater focus on commercial development including offices.</i>		
Issues and constraints:	Site is partly within Flood Zone 2. Site contains listed buildings along Caversham Road frontage that would need to be preserved. Within Air Quality Management Area. Loss of small business units may be a concern.		
Other information:	The neighbouring sites at 21 Caversham Road and 10-14 Weldale Street have had permission for redevelopment for residential for some years. 45 Caversham Road, at the north east corner of the area, currently used for vehicle hire, has been suggested for development by the owner as part of this process, but is dealt with here as part of an existing allocation.		

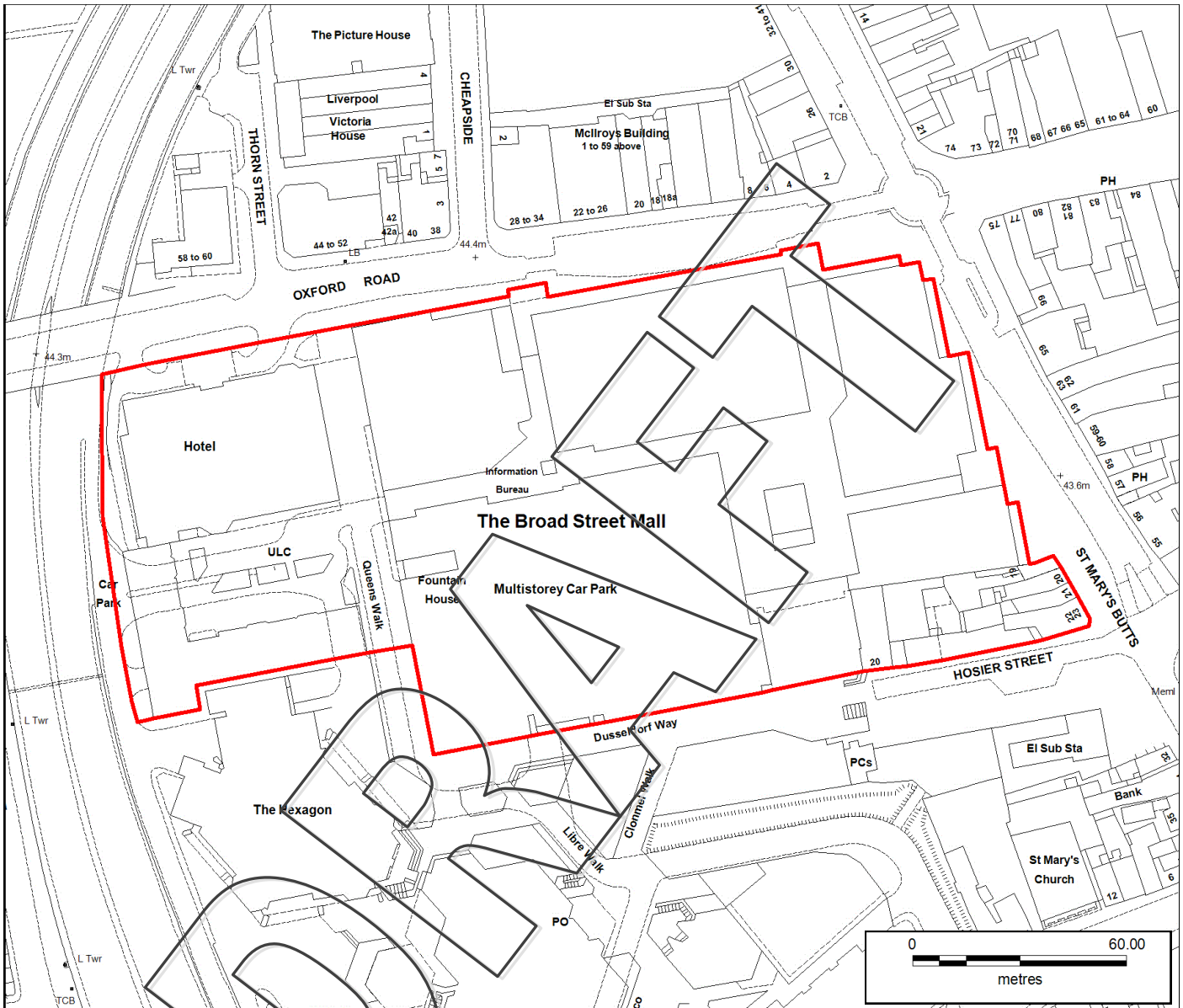
SITE B10: CHATHAM STREET



Size:	3.04 ha	Current use:	Residential, retail and leisure, car park
Grid Reference:	SU710735	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2c in the Reading Central Area Action Plan
B10a—Continue current allocation	A mixed-use extension to the centre will be provided, including a new residential community, commercial offices, and retail, leisure and restaurants on the ground floor, including a swimming pool. A landmark tall building will be part of the development, and the area will have a new civic open space at its heart. The development will deck over the Inner Distribution Road.		
B10b—Alternative option	<i>Do not allocate</i>		
B10c—Alternative option	<i>Include an aspirational proposal for development decking over the IDR/roundabout.</i>		
Issues and constraints:	Close to a number of listed buildings including Grade I listed Greyfriars Church. Development of the remaining area would involve decking over part of the IDR, which is likely to have viability issues. Within Air Quality Management Area.		
Other information:	Phase 1 of the Chatham Street development was completed some years ago, and phase 2 is currently nearing completion. The only parts remaining undeveloped from the initial allocations and development brief are the plans to deck over the Inner Distribution Road, which included proposals for a tall building over the roundabout. These proposals are no longer being actively pursued, and there is therefore unlikely to be any more significant development within the site during the plan period.		

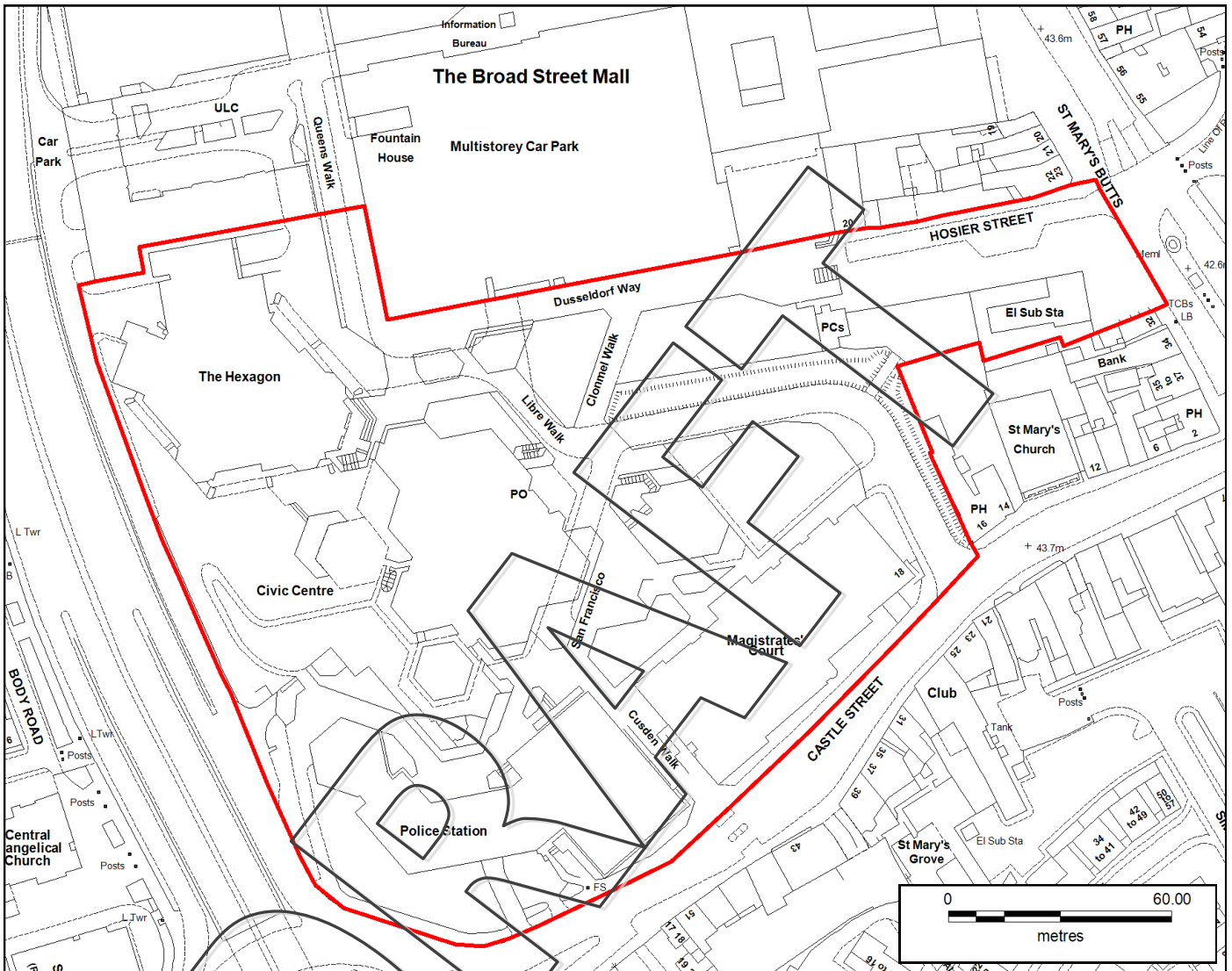
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SITE B11: BROAD STREET MALL



Size:	2.75 ha	Current use:	Retail, hotel, offices (vacant)
Grid Reference:	SU712733	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2d in the Reading Central Area Action Plan
B11a—Continue current allocation	Redevelopment will be for continued retail and leisure provision, maintaining frontages along Oxford Street and St Mary's Butts, with uses including residential and offices on upper floors.		
B11b—Alternative option	<i>Do not allocate</i>		
B11c—Alternative option	<i>Retention of existing Mall but with additional uses such as residential on top.</i>		
B11d—Alternative option	<i>Mixed use development with greater focus on office on upper floors</i>		
Issues and constraints:	Close to St Mary's Butts/Castle Street Conservation Area, and to a number of listed buildings, including Grade I listed St Mary's Church. Within Air Quality Management Area.		
Other information:	Yell House has planning permission for a conversion to student accommodation, so is likely to remain for the foreseeable future.		

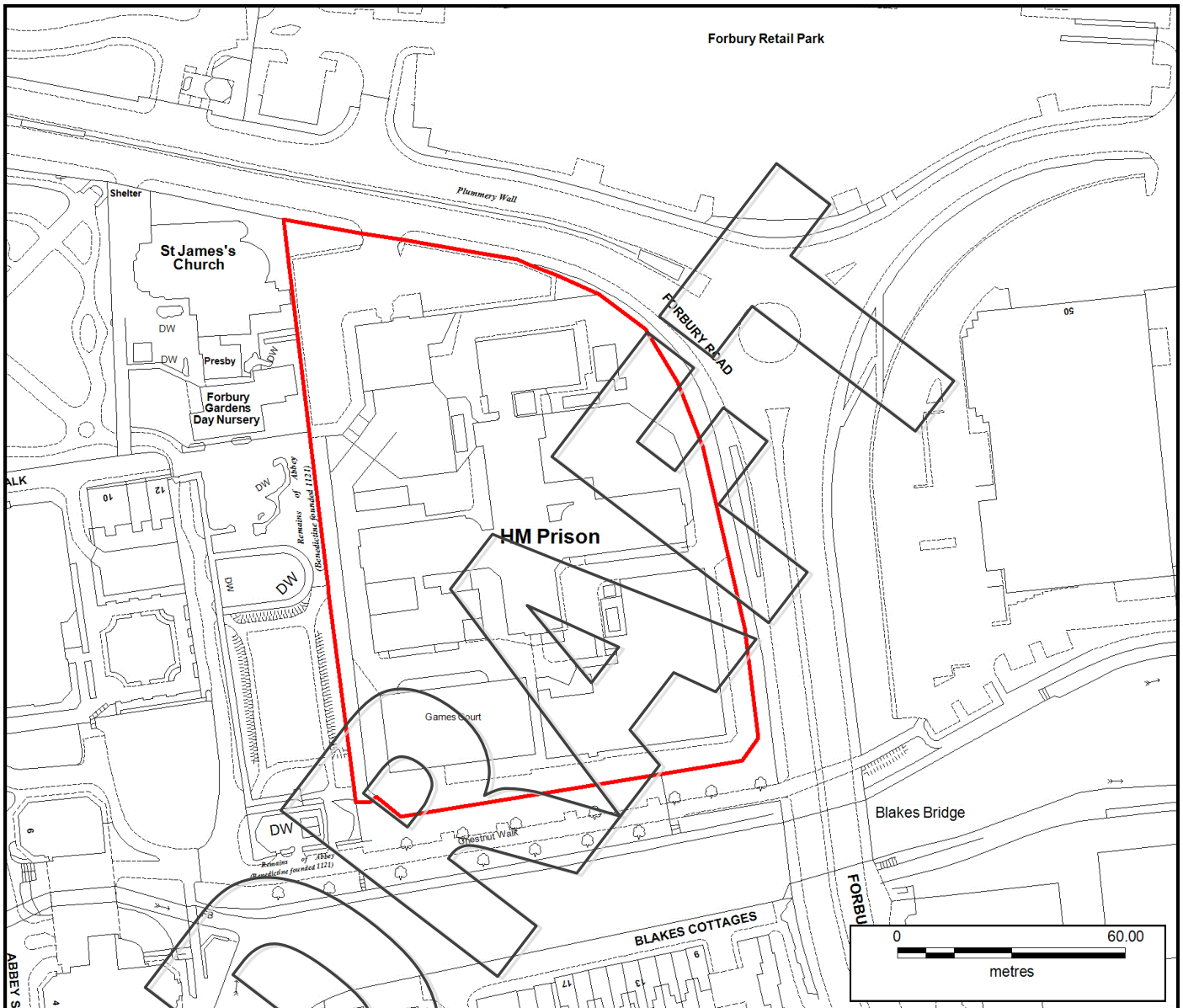
SITE B12: HOSIER STREET



Size:	3.41 ha	Current use:	Offices, police station, theatre, magistrates court
Grid Reference:	SU712732	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC2e in the Reading Central Area Action Plan
B12a—Continue current allocation	Development on this site will result in a new high-quality civic core, providing a new Civic Offices building, along with a mix of other uses including residential and supporting community uses and new open spaces. Development will also include a new arts venue to replace the Hexagon, a new central library and a replacement site for the street market.		
B12b—Alternative option	<i>Do not allocate</i>		
B12c—Alternative option	<i>Mixed use development with a focus on residential, some retail and leisure uses on ground floors to activate the streets and spaces and potential replacement of the police station.</i>		
B12d—Alternative option	<i>Retail-led mixed use development</i>		
Issues and constraints:	Close to St Mary's Butts/Castle Street Conservation Area, and to a number of listed buildings, including Grade I listed St Mary's Church. Partially within area of archaeological potential. Within Air Quality Management Area.		
Other information:	The situation with this site has changed considerably since the RCAAP, in that the Civic Offices has now been moved to Bridge Street, meaning that there is no requirement for a new Civic Offices building within the site. The old Civic Offices building is in the process of demolition. Replacing the Hexagon remains a Council aspiration, and the Council recently started the process of seeking a delivery partner for this.		

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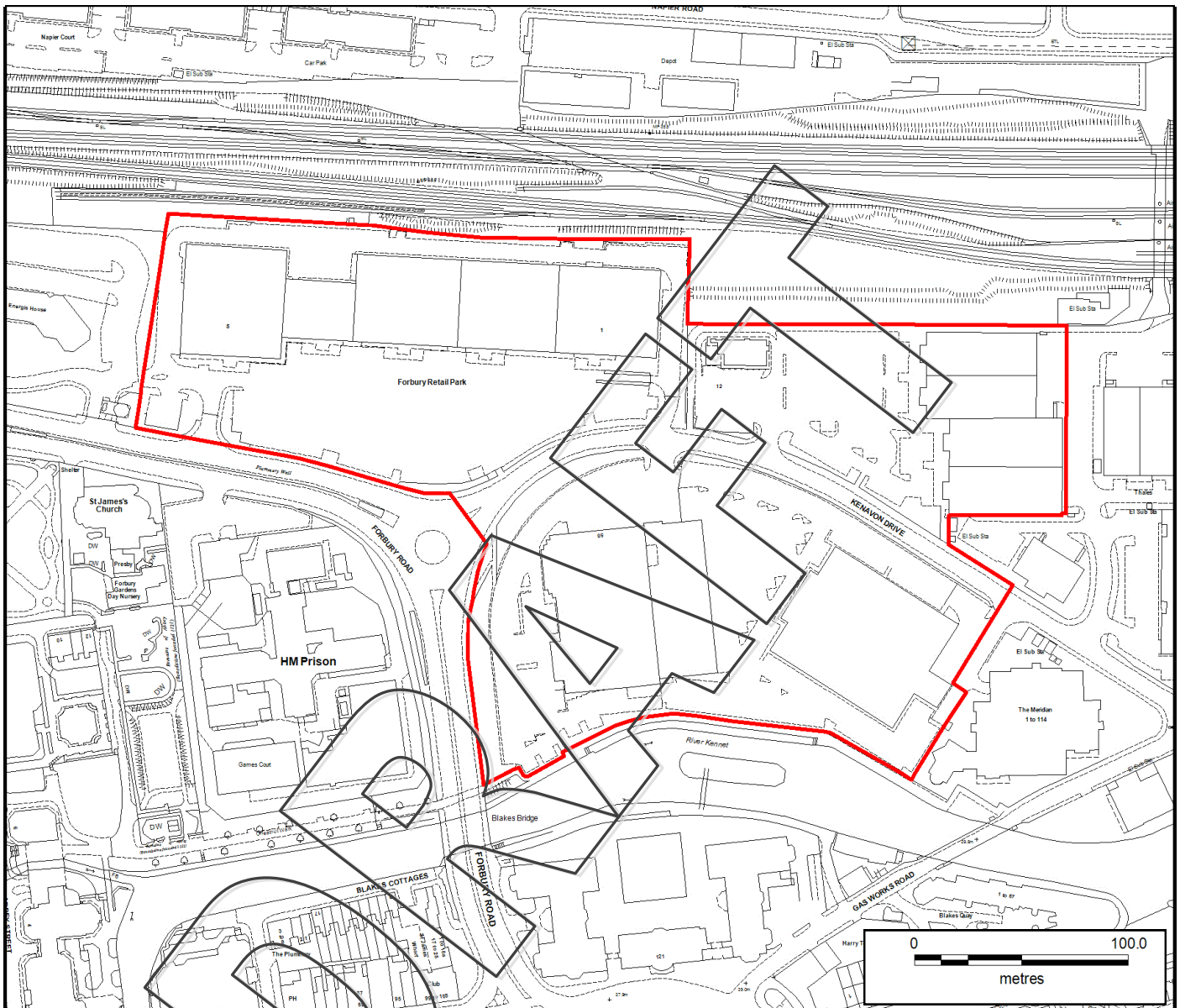
SITE B13: READING PRISON



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Size:	1.44 ha	Current use:	Prison (closed)
Grid Reference:	SU720735	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3b in the Reading Central Area Action Plan
B13a—Continue current allocation	The prison building itself is of historical significance and is listed, and will be retained. The building would be used for residential, commercial offices or a hotel. Development should enhance the setting of the Abbey ruins.		
B13b—Alternative option	<i>Do not allocate</i>		
B13c—Alternative option	<i>Conversion of main listed prison building and significant development on surrounding land.</i>		
Issues and constraints:	This site is highly sensitive historically. The building itself is listed, and the whole site forms part of the Reading Abbey scheduled ancient monument. The Council has produced a Prison Framework to set out more details on these issues. As well as the historic significance of the site itself, it is adjacent to one of the most important clusters of heritage assets in Reading, around the Abbey Quarter. Partly within Air Quality Management Area.		
Other information:	Reading Prison closed at the beginning of 2014, and this led the Council to produce the Reading Prison Framework as a supplementary planning document to guide development or re-use of the site. In October 2015, the Government stated that the site would be mothballed, but has since revisited this decision.		

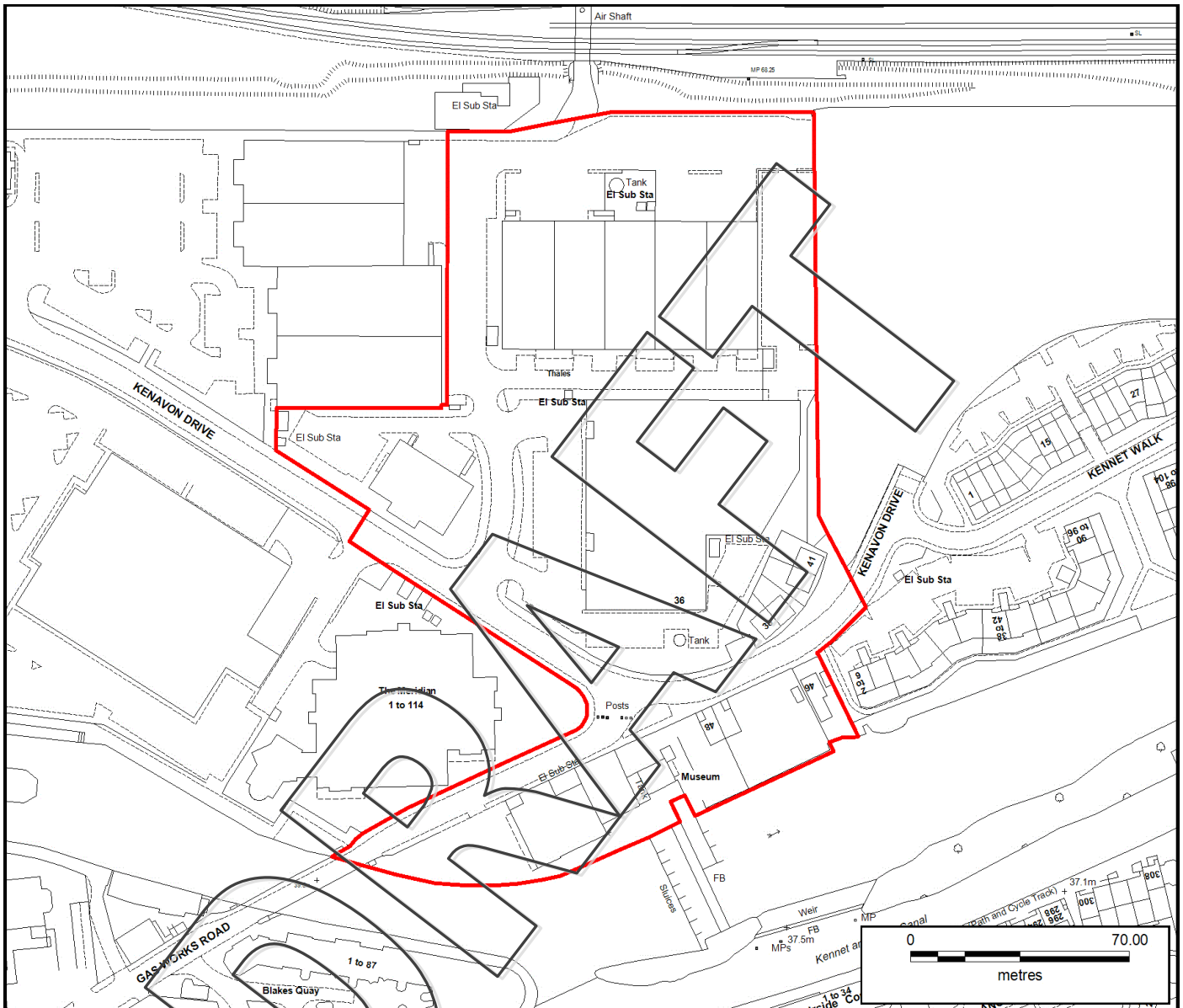
SITE B14: FORBURY RETAIL PARK



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Size:	6.99 ha	Current use:	Retail warehouse park
Grid Reference:	SU722736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3c in the Reading Central Area Action Plan
B14a—Continue current allocation	This site would be the focus of the new residential community, and, alongside residential, additional retail, leisure and community uses at a scale to serve the Kenavon Drive area would be appropriate. It should include a new area of open space. Implementing this policy may involve complete redevelopment or using new additional development to improve the existing urban form of the area.		
B14b—Alternative option	<i>Do not allocate</i>		
B14c—Alternative option	<i>Development for mainly residential without any significant retail use.</i>		
B14d—Alternative option	<i>Mixed development with the various uses on the site located in line with their vulnerability to flood risk—which would mean avoiding residential development along the canal and the eastern boundary of the site.</i>		
Issues and constraints:	Partly within Flood Zone 2. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	The Homebase and Toys R Us site and the eastern part of the retail park (containing Argos and Decathlon) have also been nominated by their owners for development largely in line with the allocation, but are dealt with in this section.		

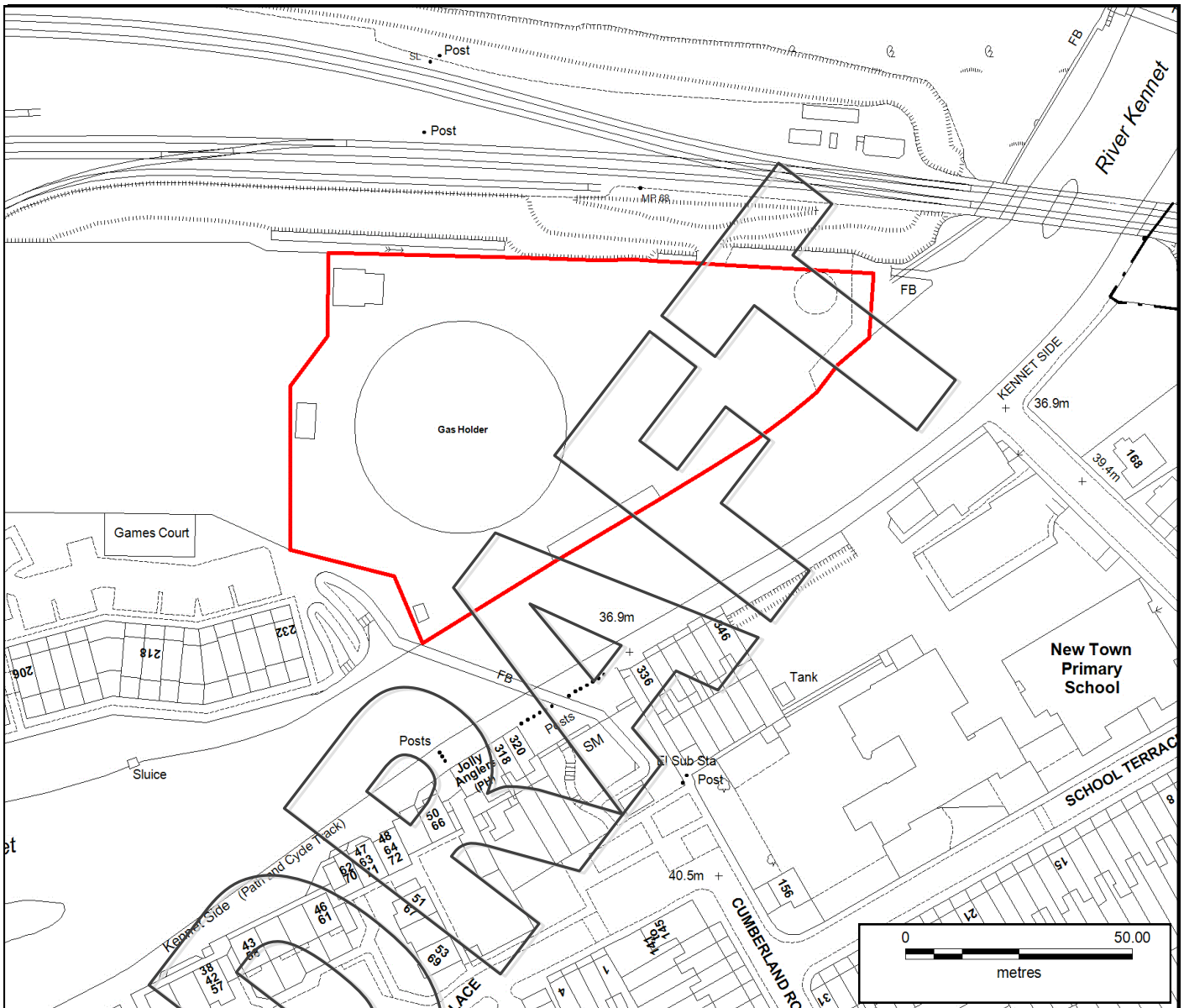
SITE B15: KENAVON DRIVE AND FORBURY BUSINESS PARK



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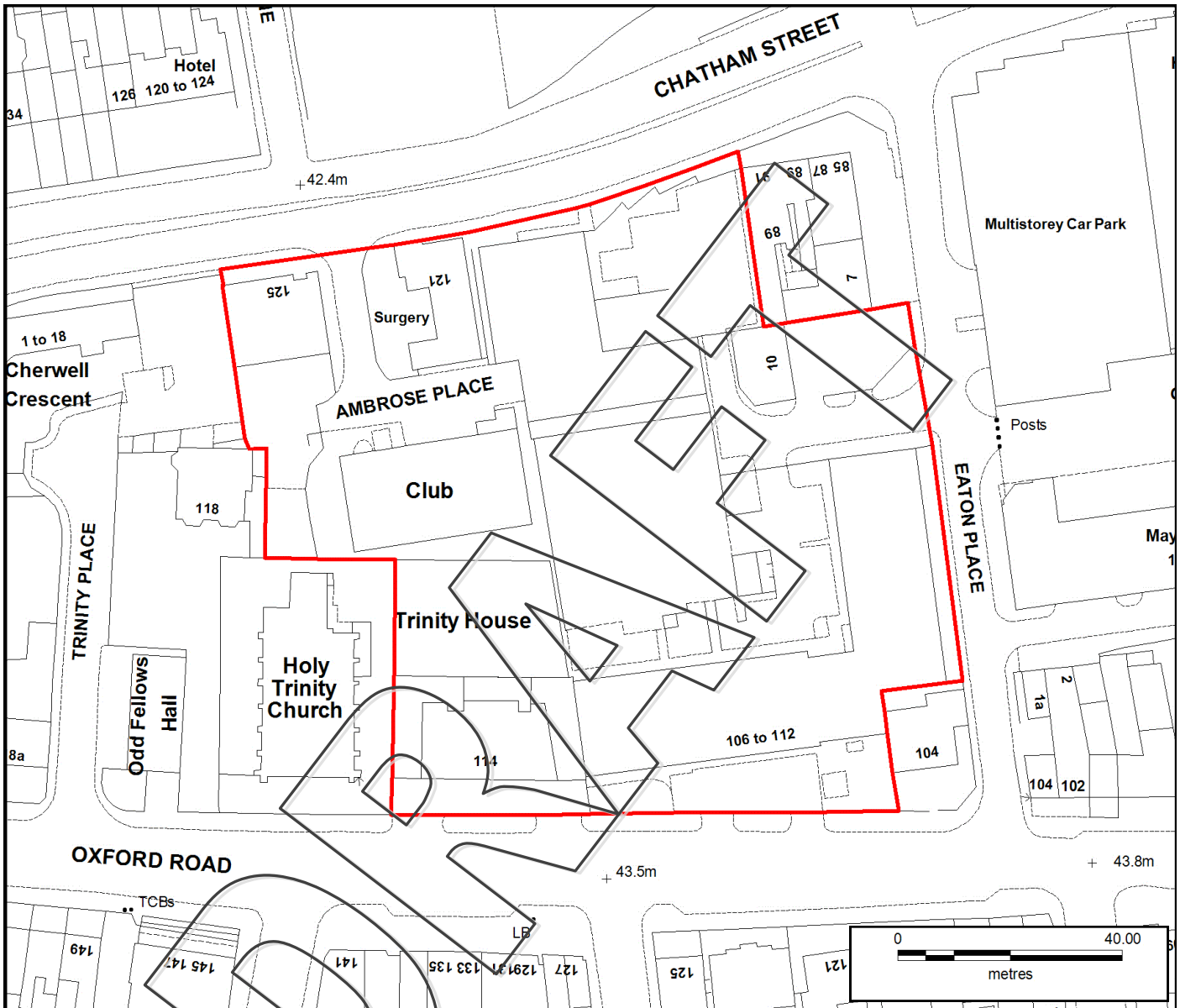
Size:	2.89 ha	Current use:	Industrial, residential
Grid Reference:	SU724736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3d in the Reading Central Area Action Plan
B15a—Continue current allocation	This site would be largely residential in nature, although opportunities to create an area of riverside open space on or near the Kennet should be sought. Pedestrian access under the railway using an existing route will be sought.		
B15b—Alternative option	<i>Do not allocate</i>		
B15c—Alternative option	<i>Development for commercial uses</i>		
Issues and constraints:	Within Flood Zone 2. Contains a number of listed buildings along the River Kennet which would need to be preserved. Within area of archaeological potential. Partly within Air Quality Management Area.		
Other information:	The foot tunnel under the railway to Napier Road opened in November 2015.		

SITE B16: GAS HOLDER, KENAVON DRIVE



Size:	0.71 ha	Current use:	Gas holder
Grid Reference:	SU729737	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC3f in the Reading Central Area Action Plan
B16a—Continue current allocation	This area will be used for residential development. Development should enhance the character of the mouth of the Kennet and should maximise the potential of the site to be a river gateway to Reading.		
B16b—Alternative option	<i>Do not allocate</i>		
B16c—Alternative option	<i>Development for commercial uses</i>		
Issues and constraints:	Within Flood Zone 2. Gas holder is a major hazard site, and development will be dependent on removal of the gas holder and any remedial works. There is also a hazardous pipeline crossing the site. Adjacent to the river, which is a wildlife corridor. Partially within Air Quality Management Area. Within area of archaeological potential.		
Other information:	In summer 2015, Southern Gas Networks set out their intention to dismantle the gas holder within the next few years.		

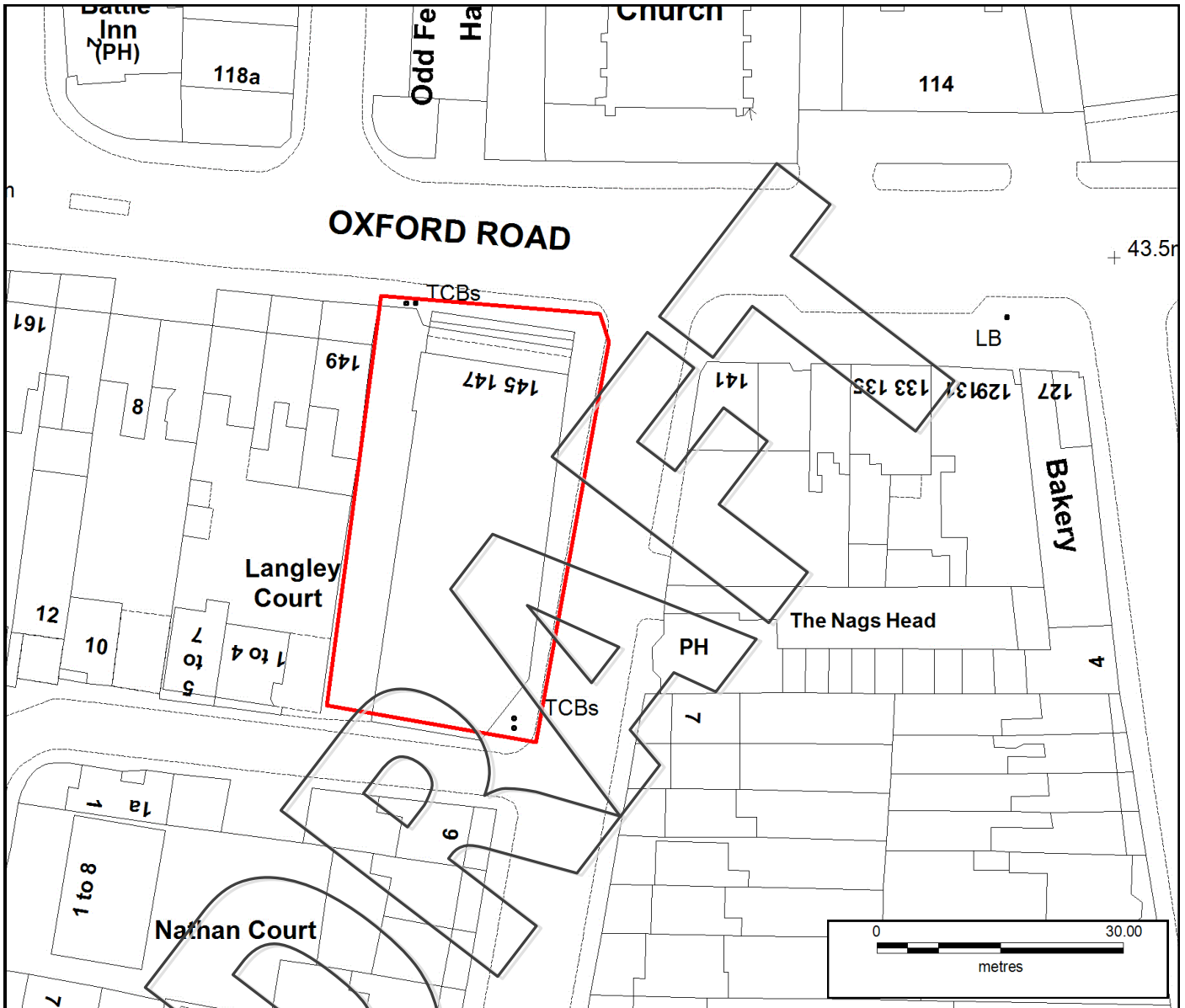
SITE B17: 108-116 OXFORD ROAD, 10 EATON PLACE & 115-125 CHATHAM STREET



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Size:	1.12 ha	Current use:	Offices, retail, nightclub, health
Grid Reference:	SU708734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4a in the Reading Central Area Action Plan
B17a—Continue current allocation	Residential development with associated community uses (100-150 dwellings)		
B17b—Alternative option	<i>Do not allocate</i>		
B17c—Alternative option	<i>Higher density residential development (200 dwellings or more)</i>		
Issues and constraints:	Adjacent to Russell Street/Castle Hill Conservation Area. Adjoins a number of listed buildings on all sides. Within Air Quality Management Area.		
Other information:	The office building at 125 Chatham Street has prior approval for conversion to residential (130870) including an extension to the building (130842). The other site on which there has been recent activity is 114-116 Oxford Road. A 2008 application for redevelopment was refused, but a new application was submitted in 2015. Eaton Court (106-112 Oxford Road) has been nominated for development as part of the Local Plan process, but is dealt with here.		

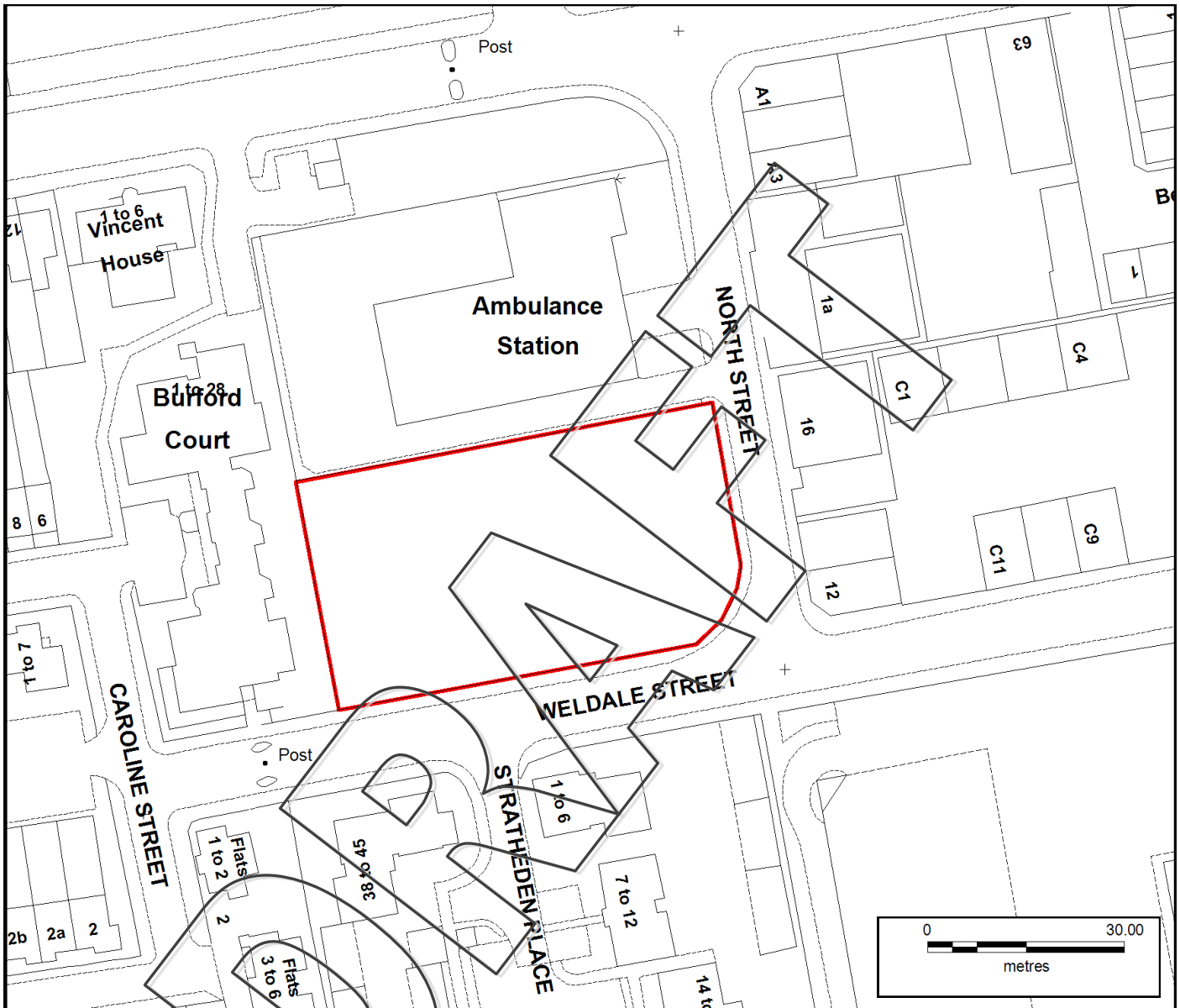
SITE B18: 143-145 OXFORD ROAD



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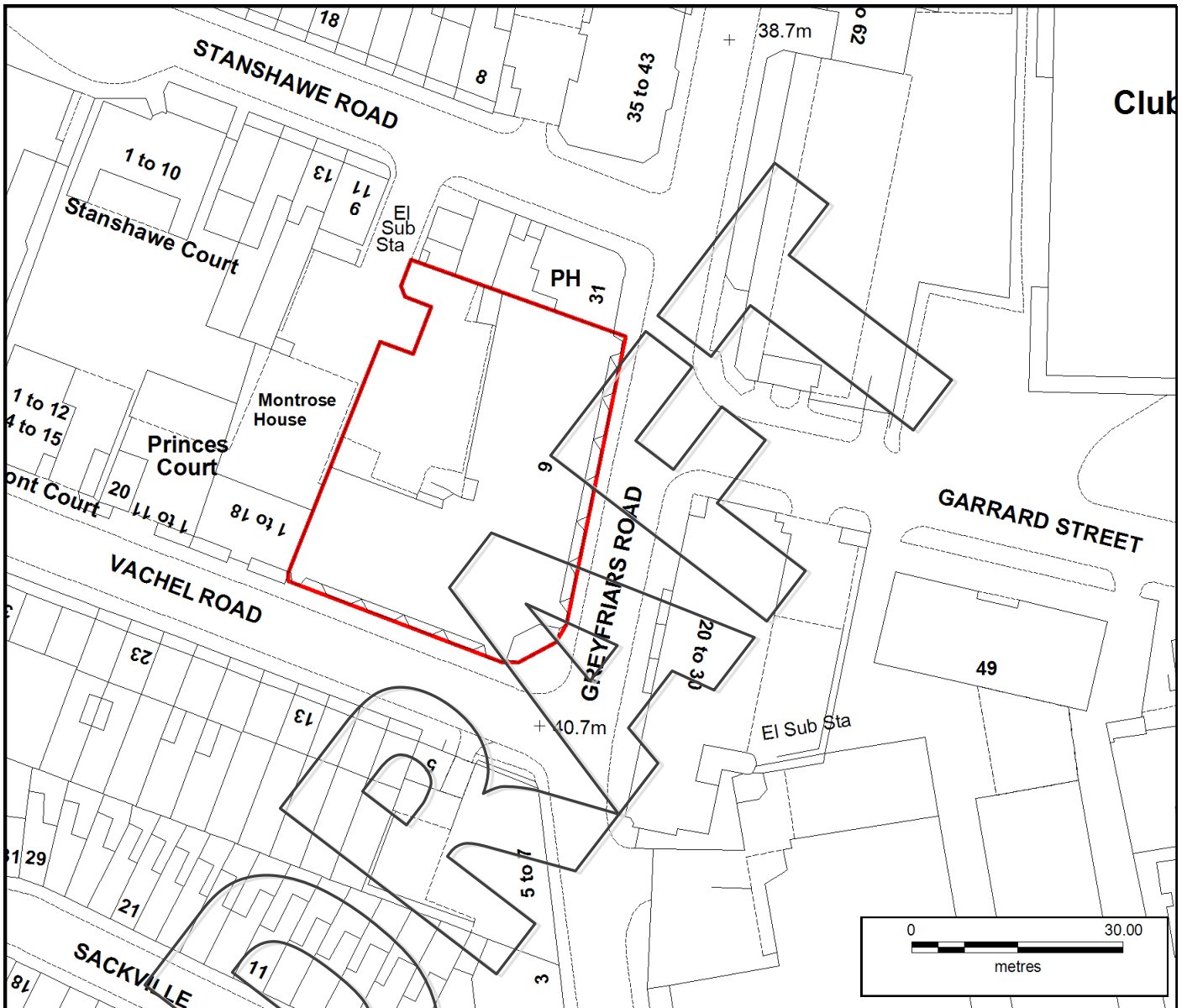
Size:	0.14 ha	Current use:	Place of worship
Grid Reference:	SU707733	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4q in the Reading Central Area Action Plan
B18a—Continue current allocation	Residential development with some retention of small-scale leisure function. (10-20 dwellings)		
B18b—Alternative option	Do not allocate		
B18c—Alternative option	Higher density residential (approx. 30 dwellings)		
Issues and constraints:	Within Russell Street/Castle Hill Conservation Area. A significant number of listed buildings are adjacent or close to the site. Within Air Quality Management Area.		
Other information:	The site was in use as a pool hall at the time of its initial allocation, but is now used as a place of worship.		

SITE B19: FORMER READING FAMILY CENTRE, NORTH STREET



Size:	0.23 ha	Current use:	Temporary education use
Grid Reference:	SU709736	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4b in the Reading Central Area Action Plan
B19a—Continue current allocation	Residential development (25-40 dwellings)		
B19b—Alternative option	Do not allocate		
B19c—Alternative option	Continuation of education use		
B19d—Alternative option	Higher density residential development (over 60 dwellings)		
Issues and constraints:	Within Air Quality Management Area.		
Other information:	Since the former Reading Family Centre burned down and the site was cleared, it has been in temporary use for education.		

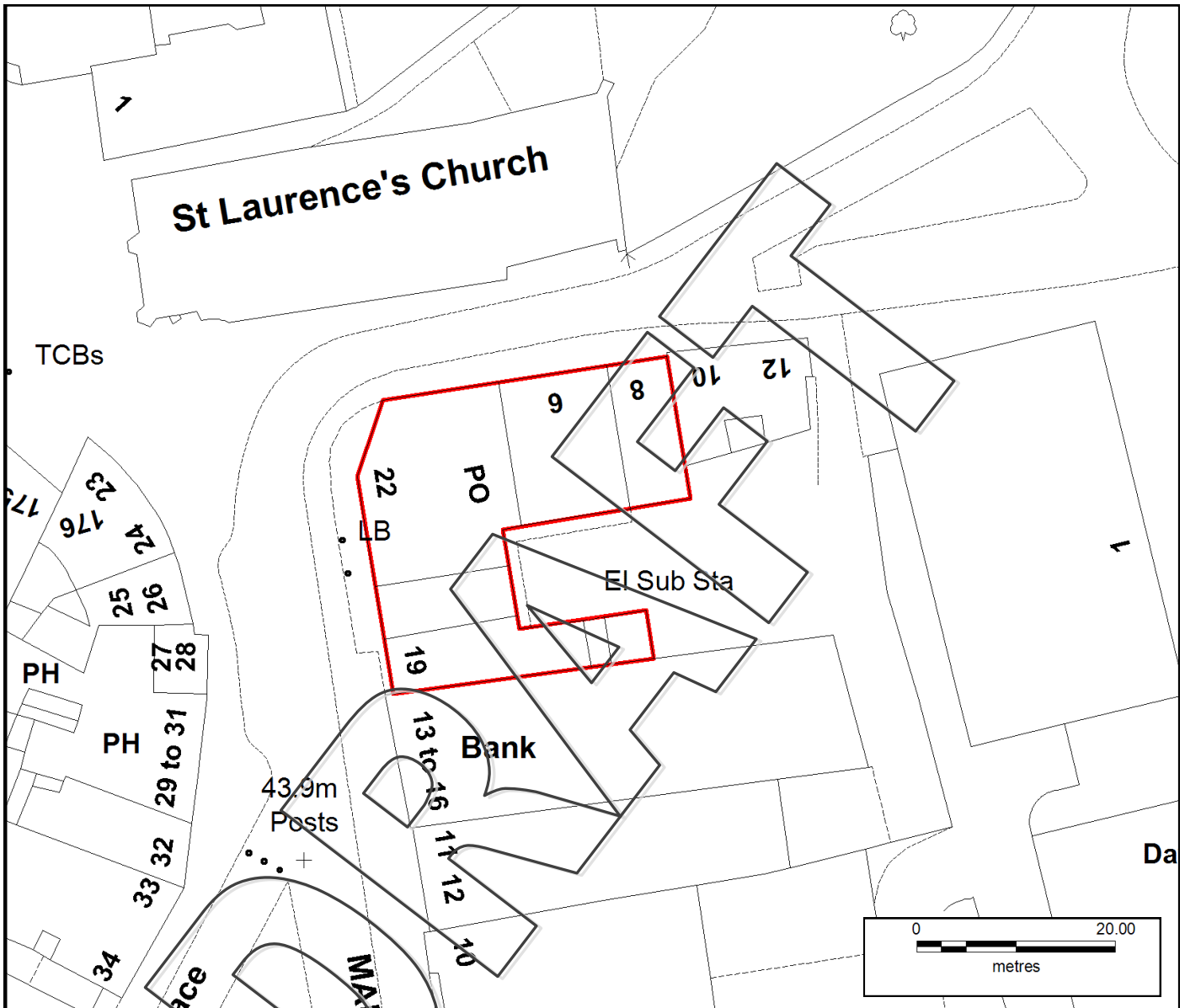
SITE B20: 9-27 GREYFRIARS ROAD



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Size:	0.17 ha	Current use:	Offices
Grid Reference:	SU712737	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4d in the Reading Central Area Action Plan
B20a—Continue current allocation	Residential and/or office development (up to 60 dwellings)		
B20b—Alternative option	<i>Do not allocate</i>		
B20c—Alternative option	<i>Higher density residential development (around 80 dwellings or more)</i>		
Issues and constraints:	Within area of archaeological potential. Within Air Quality Management Area.		

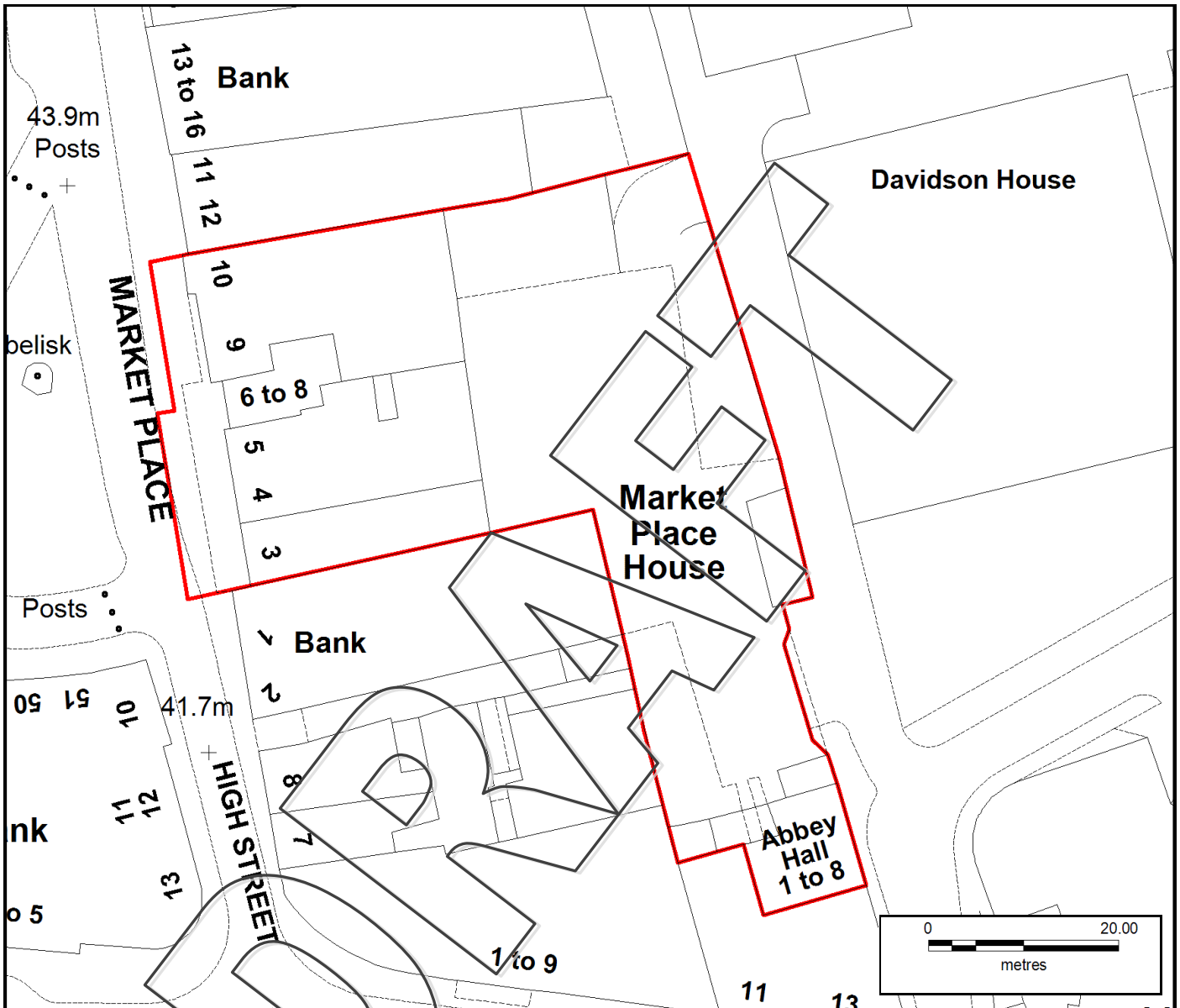
SITE B21: 2-8 THE FORBURY AND 19-22 MARKET PLACE



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Size:	0.07 ha	Current use:	Offices, retail
Grid Reference:	SU717735	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4e in the Reading Central Area Action Plan
B21a—Continue current allocation	Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Preservation of historic building line. (up to 20 dwellings)		
B21b—Alternative option	<i>Retail/residential on ground floor and business above (previous Local Plan allocation)</i>		
B21c—Alternative option	<i>Do not allocate</i>		
B21d—Alternative option	<i>Higher density residential (around 30 dwellings or more)</i>		
Issues and constraints:	Within Market Place/London Street Conservation Area. Adjacent to a number of listed buildings, including the Grade I listed St Laurence’s Church. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Site was originally allocated as its redevelopment would help to enhance the Conservation Area. Building has prior approval for change of use from offices to 27 flats (140892), and conversion is underway.		

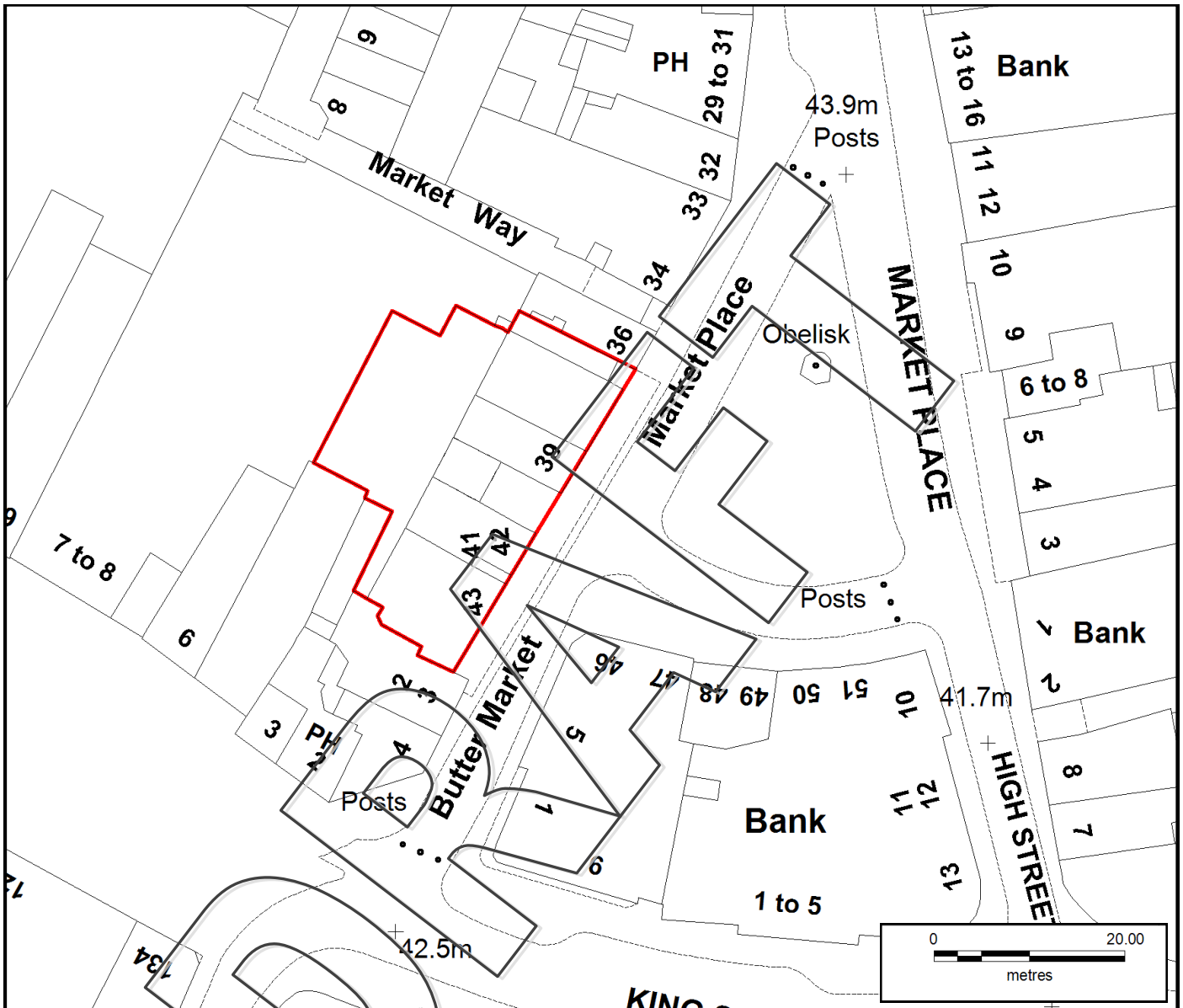
SITE B22: 3-10 MARKET PLACE, ABBEY HALL AND ABBEY SQUARE



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Size:	0.29 ha	Current use:	Offices and retail
Grid Reference:	SU717734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4f in the Reading Central Area Action Plan
B22a—Continue current allocation	Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Possible pedestrian link between Market Place and Forbury Square/Abbey Square. Rear servicing and preservation of historic building line. (up to 70 dwellings)		
B22b—Alternative option	<i>Retail/residential on ground floor and business above (previous Local Plan allocation)</i>		
B22c—Alternative option	<i>Do not allocate</i>		
B22d—Alternative option	<i>Higher density residential development (approximately 100 dwellings or more)</i>		
Issues and constraints:	Within Market Place/London Street Conservation Area. Adjacent to a number of listed buildings. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Site was originally allocated as its redevelopment would help to enhance the Conservation Area.		

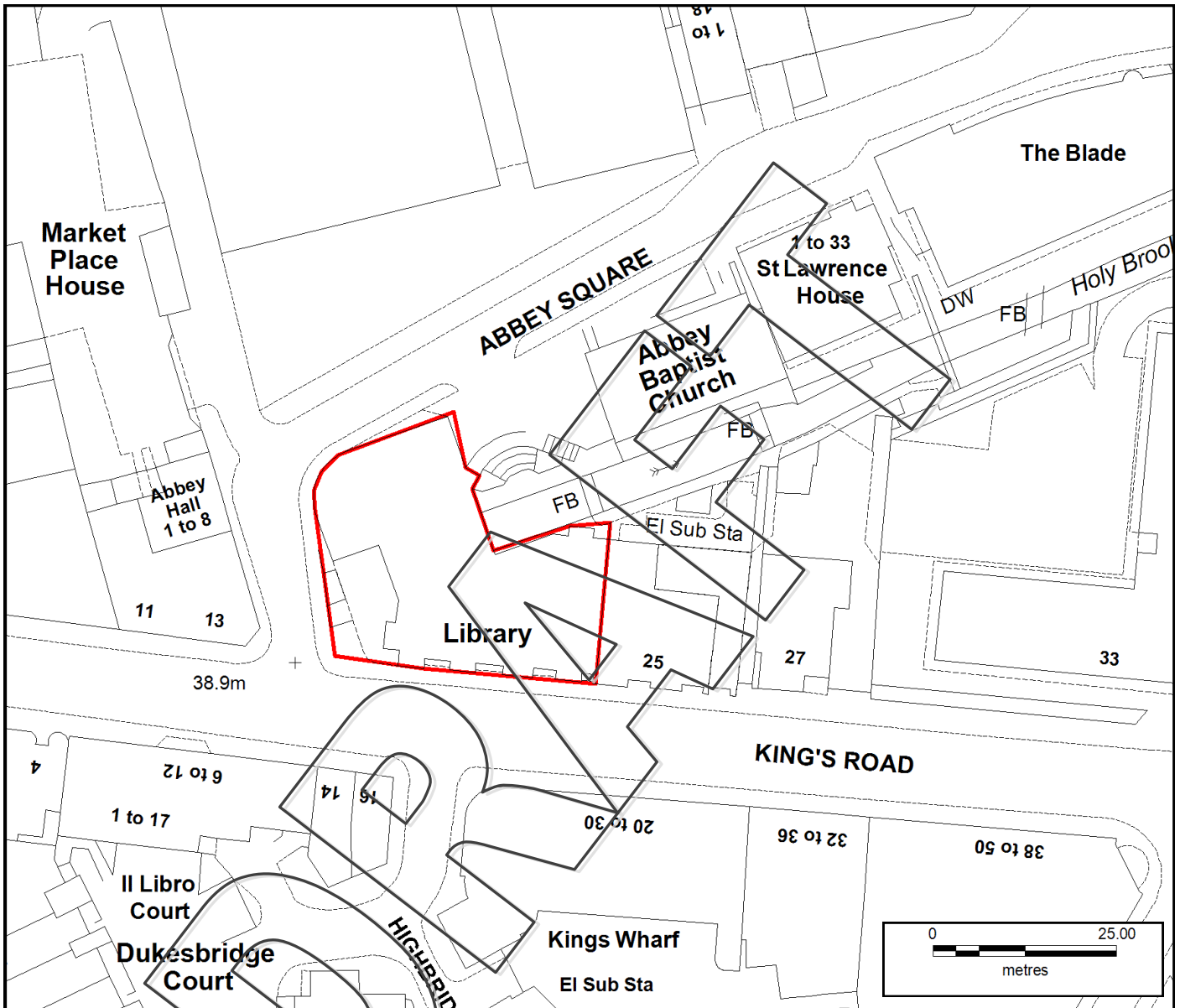
SITE B23: 37-43 MARKET PLACE



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Size:	0.07 ha	Current use:	Retail, offices
Grid Reference:	SU716734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4g in the Reading Central Area Action Plan
B23a—Continue current allocation	Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Preservation of historic building line. (up to 15 dwellings)		
B23b—Alternative option	Retail/residential on ground floor and business above (previous Local Plan allocation)		
B23c—Alternative option	Do not allocate		
B23d—Alternative option	Higher density residential development (approximately 20 dwellings or more)		
Issues and constraints:	Within Market Place/London Street Conservation Area. Adjacent to a number of listed buildings. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Site was originally allocated as its redevelopment would help to enhance the Conservation Area. Building has prior approval for change of use from offices to 36 flats (141280),		

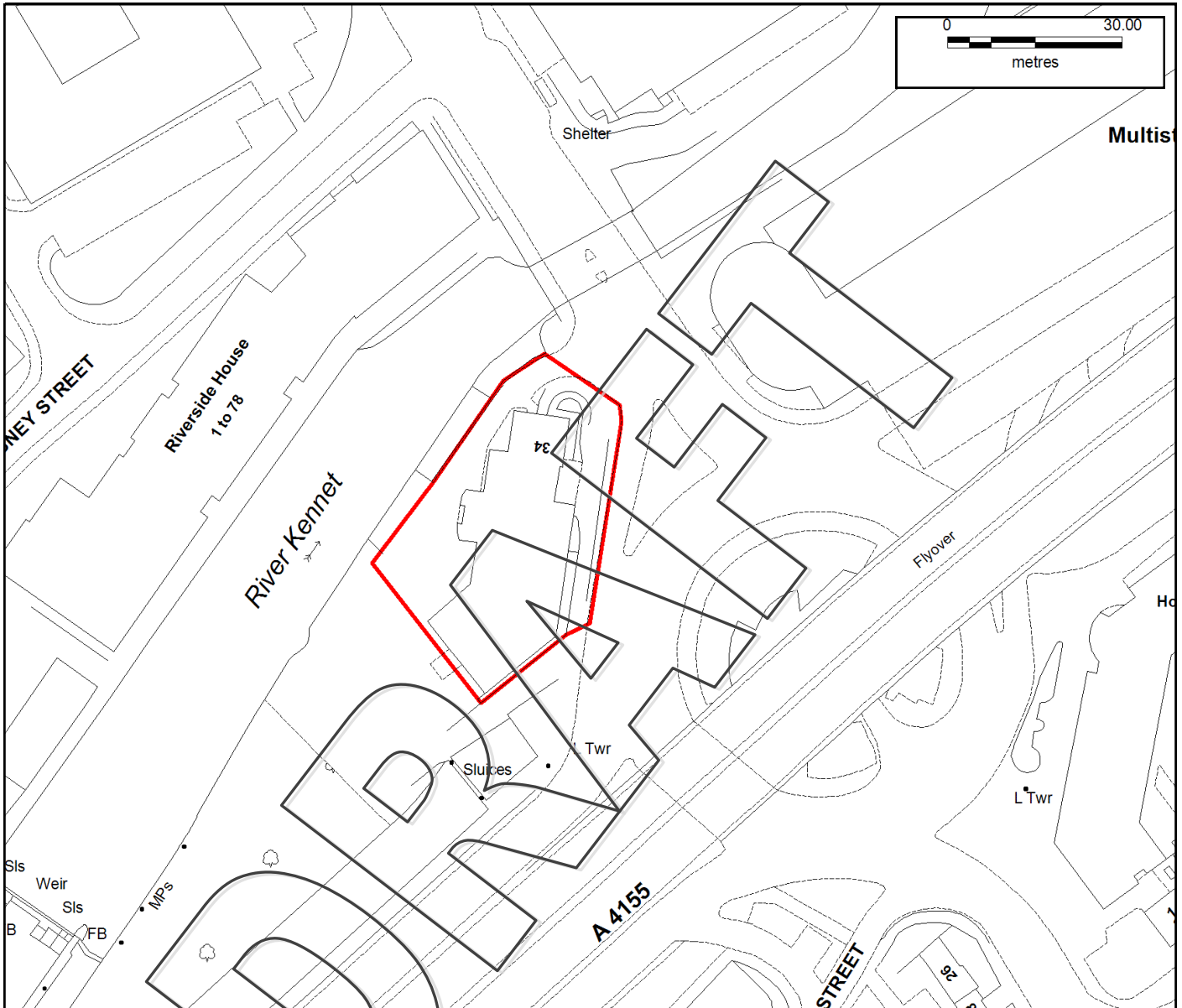
SITE B24: READING CENTRAL LIBRARY, ABBEY SQUARE



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Size:	0.10 ha	Current use:	Library
Grid Reference:	SU718734	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4s in the Reading Central Area Action Plan
B24a—Continue current allocation	Residential development with some potential for offices and other town centre uses on the ground floor, only to take place when a replacement facility is operational, potentially at Hosier Street. Enhance public access to the Holy Brook. (15-30 units)		
B24b—Alternative option	<i>Do not allocate</i>		
B24c—Alternative option	<i>Development for offices</i>		
B24d—Alternative option	<i>Higher density residential development (approximately 40 dwellings or more)</i>		
Issues and constraints:	Partly within Flood Zones 2 and 3. Partly covers part of the Reading Abbey scheduled ancient monument. Adjacent to Market Place/London Street Conservation Area. Within Air Quality Management Area.		
Other information:	The existing allocation does not reflect the current situation. It was included at a time when the intention was to replace the library as part of a new civic hub at Hosier Street including a new Civic Offices. Those plans are now not being actively pursued as the Council has moved to an existing building.		

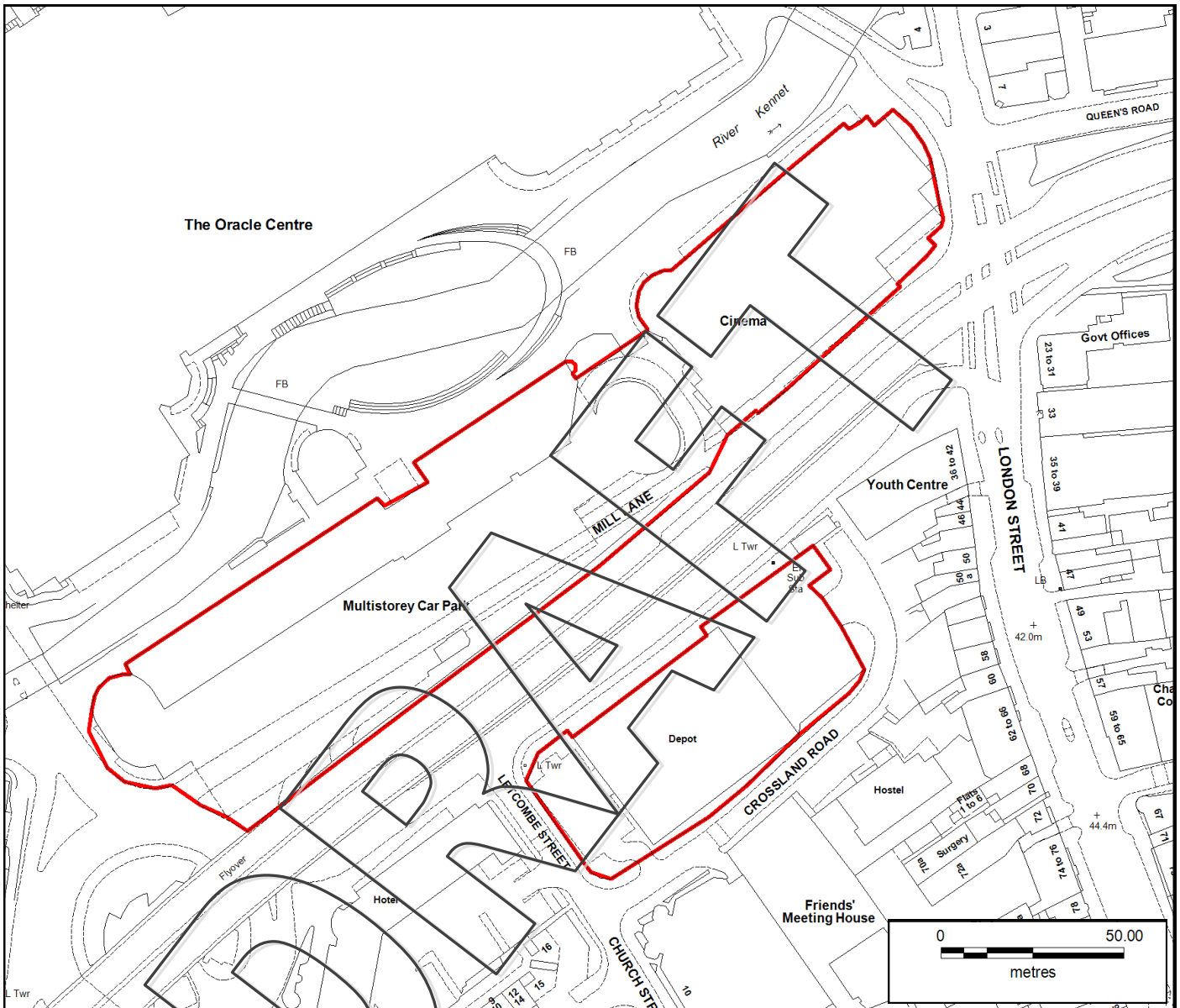
SITE B25: THE ANCHORAGE, 34 BRIDGE STREET



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Size:	0.15 ha	Current use:	Offices
Grid Reference:	SU715730	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4h in the Reading Central Area Action Plan
B25a—Continue current allocation	The site should be developed for water-compatible leisure and/or tourism uses.		
B25b—Alternative option	<i>Continuation of previous Local Plan allocation for business, tourism and housing</i>		
B25c—Alternative option	<i>Do not allocate</i>		
B25d—Alternative option	<i>Residential development (approximately 30 dwellings)</i>		
Issues and constraints:	Within Flood Zones 2 and 3. Within area of archaeological potential. Within Air Quality Management Area. Adjacent to River Kennet, which is an identified wildlife corridor.		
Other information:	Site was initially put forward by landowners for a leisure use. However, the building is relatively modern, in-use and there appears little likelihood of any redevelopment taking place in the immediate future.		

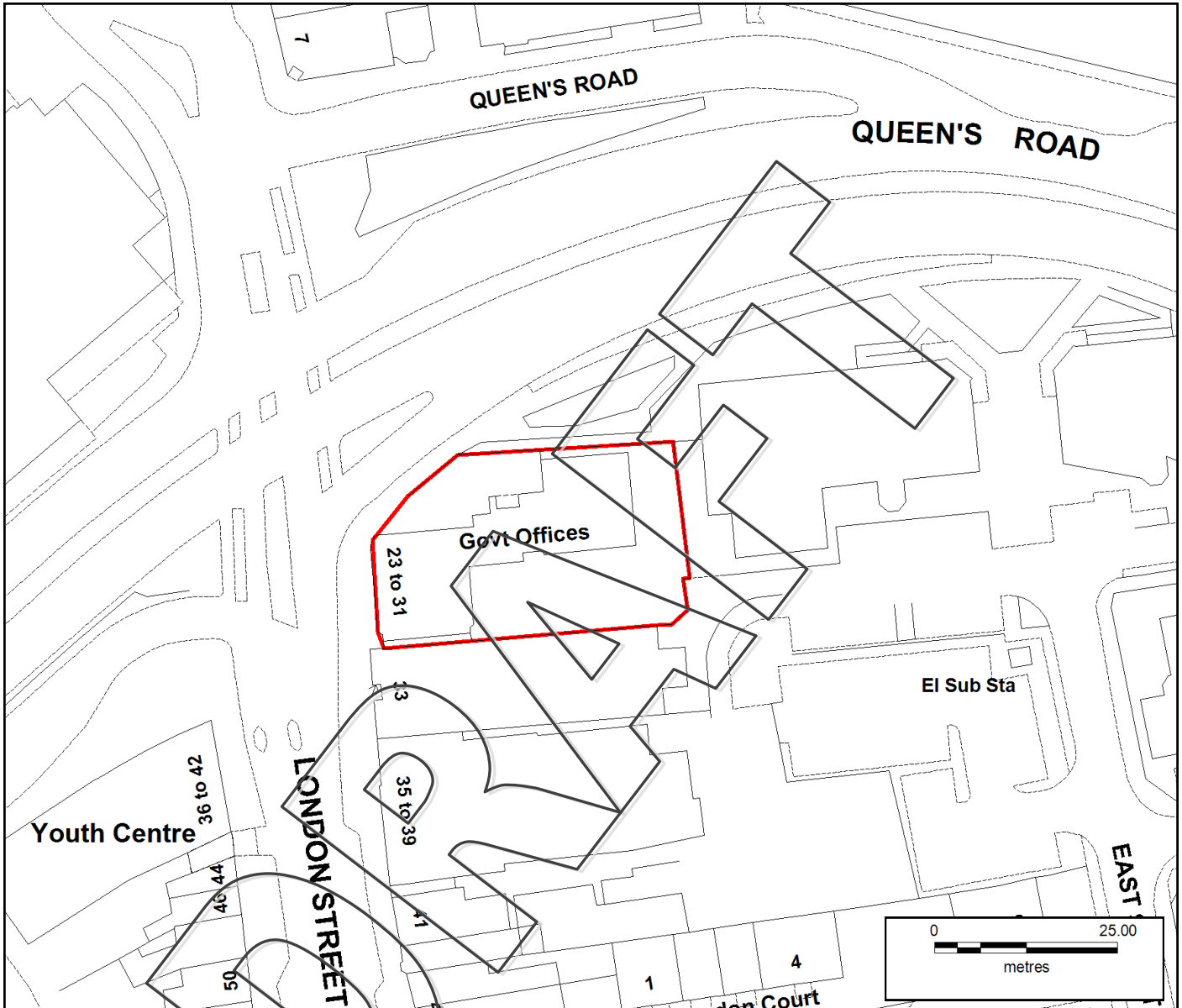
SITE B26: THE ORACLE EXTENSION, BRIDGE STREET AND LETCOMBE STREET



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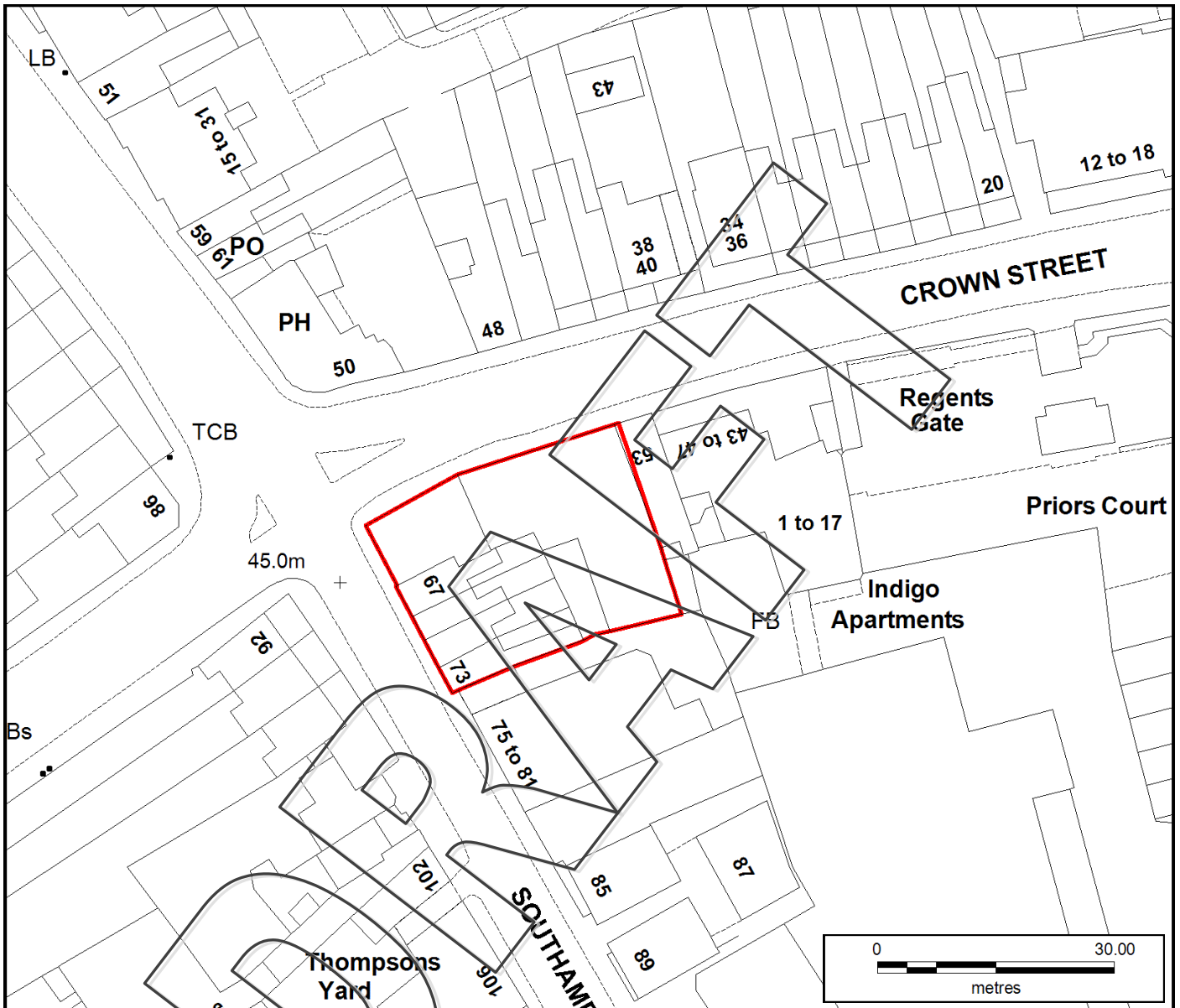
Size:	1.67 ha	Current use:	Depot, restaurants, cinema, car park
Grid Reference:	SU716731	Source:	Existing allocation
Ward:	Abbey, Katesgrove	Allocation reference:	RC4i in the Reading Central Area Action Plan
B26a—Continue current allocation	Development of the area between the River Kennet and Mill Lane for retail, with use of site at Letcombe Street for public car park.		
B26b—Alternative option	<i>Do not allocate</i>		
B26c—Alternative option	<i>Residential development (approximately 200 dwellings)</i>		
Issues and constraints:	Mostly within Flood Zone 2. Adjoins Market Place/London Street Conservation Area, and close to a number of listed buildings on London Street. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Proposal has not been actively pursued in recent years, with other applications for smaller extensions to the Oracle having been granted.		

SITE B27: 25-31 LONDON STREET



Size:	0.10 ha	Current use:	Offices
Grid Reference:	SU718731	Source:	Existing allocation
Ward:	Katesgrove	Allocation reference:	RC4i in the Reading Central Area Action Plan
B27a—Continue current allocation	Residential, although flooding needs to be addressed as part of the scheme, respecting scale of adjacent listed building. (15-30 dwellings)		
B27b—Alternative option	<i>Do not allocate</i>		
B27c—Alternative option	<i>Higher density residential (approximately 40 dwellings or more)</i>		
Issues and constraints:	Within Flood Zone 2. Within Market Place/London Street Conservation Area and adjacent to a listed building. Within area of archaeological potential. Within Air Quality Management Area.		
Other information:	Since its allocation, the building has undergone refurbishment for continued office use.		

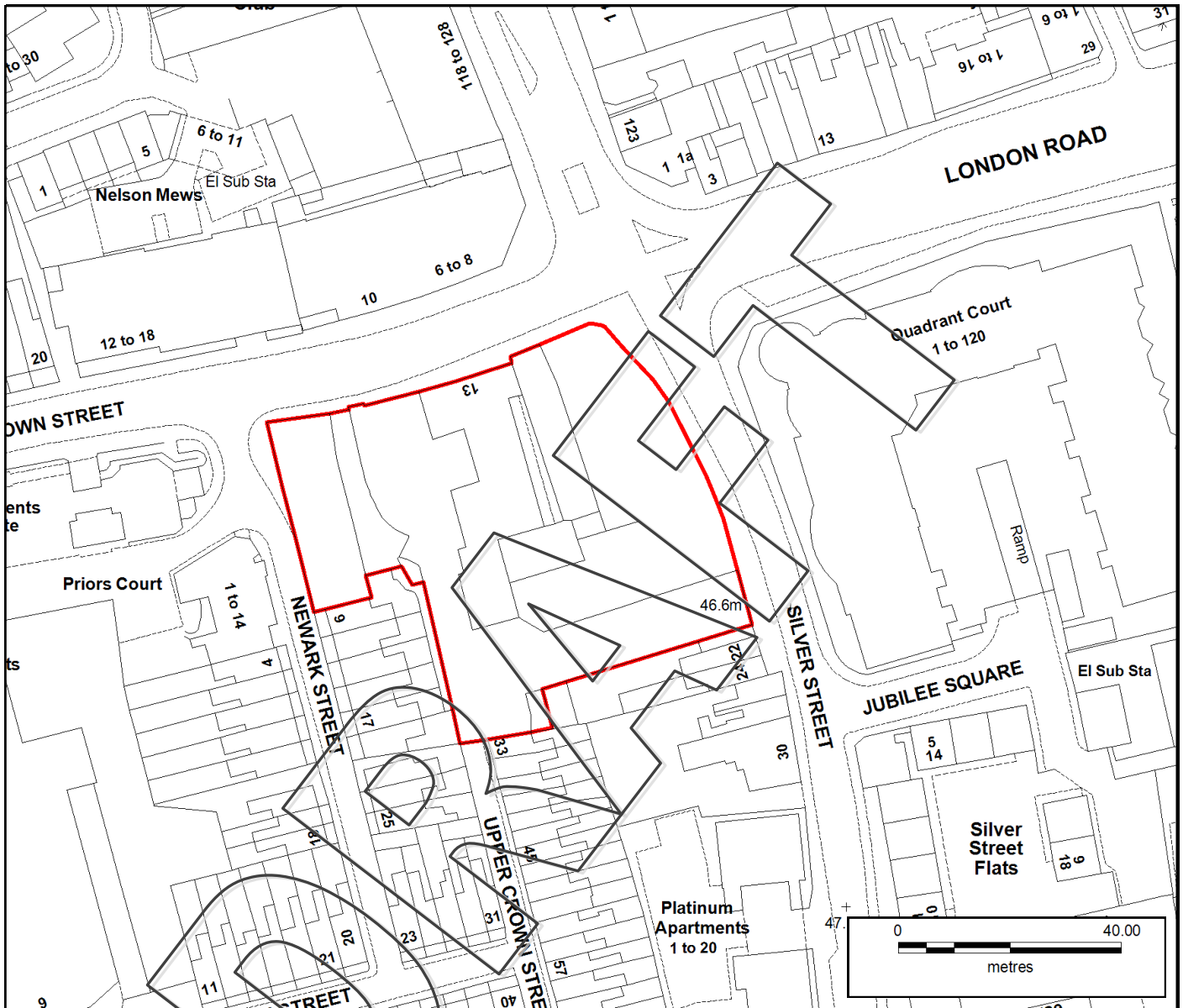
SITE B28: CORNER OF CROWN STREET AND SOUTHAMPTON STREET



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Size:	0.08 ha	Current use:	Derelict
Grid Reference:	SU717728	Source:	Existing allocation
Ward:	Katesgrove	Allocation reference:	RC4k in the Reading Central Area Action Plan
B28a—Continue current allocation	Residential development (10-25 dwellings)		
B28b—Alternative option	Do not allocate		
B28c—Alternative option	Higher density residential (approximately 35 dwellings or more)		
Issues and constraints:	Close to a number of listed buildings along Southampton Street. Within Air Quality Management Area.		
Other information:	Site remains vacant and derelict.		

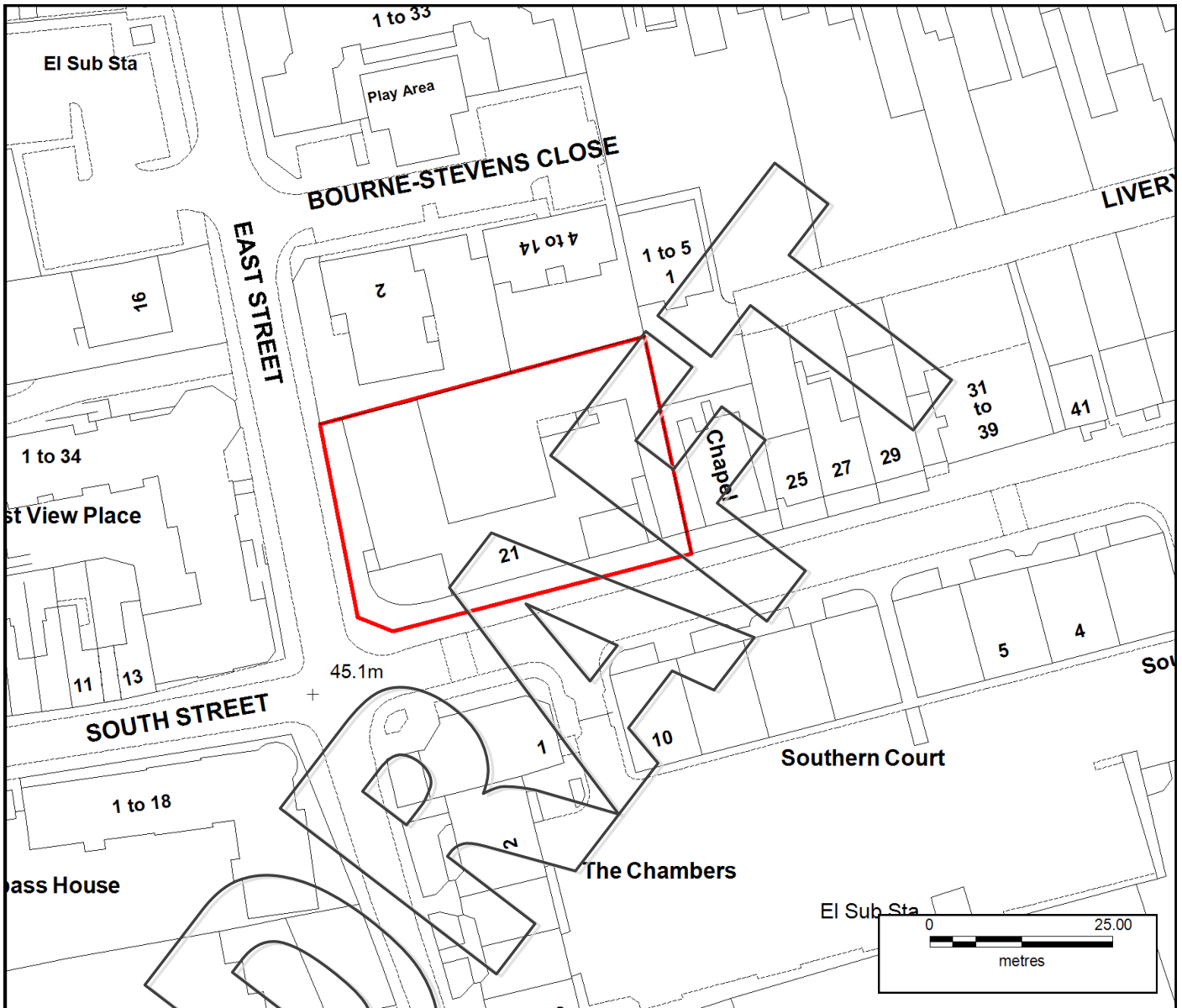
SITE B29: CORNER OF CROWN STREET AND SILVER STREET



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Size:	0.38 ha	Current use:	Mainly vacant land, car wash
Grid Reference:	SU718728	Source:	Existing allocation
Ward:	Kategrove	Allocation reference:	RC4I in the Reading Central Area Action Plan
B29a—Continue current allocation	Residential development (50-85 dwellings)		
B29b—Alternative option	Residential and business in line with previous Local Plan allocation		
B29c—Alternative option	Do not allocate		
B29d—Alternative option	Higher density residential (approximately 120 dwellings or more)		
Issues and constraints:	Adjacent to Market Place/London Street Conservation Area. Within Air Quality Management Area.		
Other information:	An outline application for a residential care institution on the site was submitted in September 2015.		

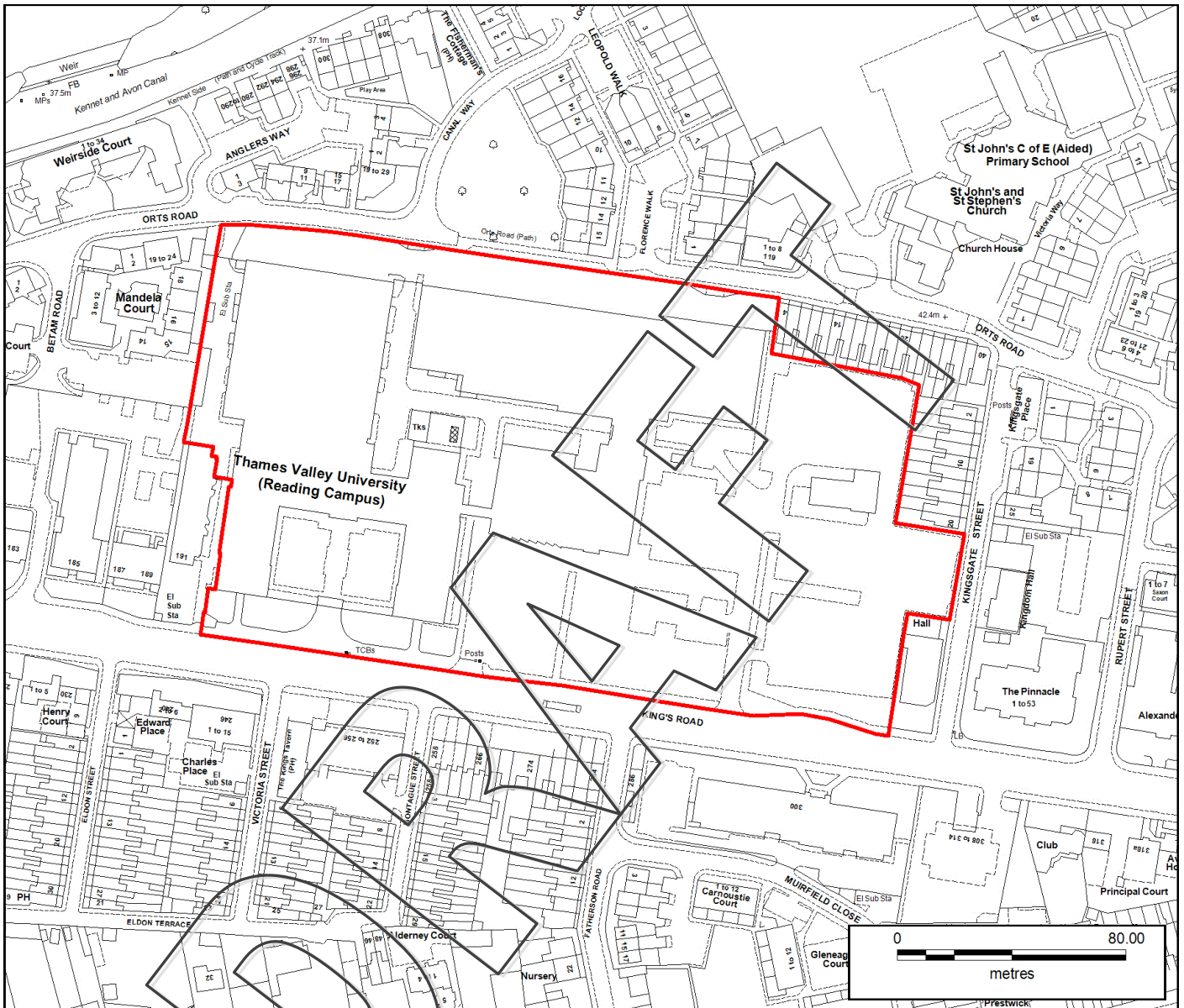
SITE B30: 21 SOUTH STREET



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Size:	0.14 ha	Current use:	Arts centre
Grid Reference:	SU719731	Source:	Existing allocation
Ward:	Katesgrove	Allocation reference:	RC4r in the Reading Central Area Action Plan
B30a—Continue current allocation	Residential development of arts venue, only to take place when a replacement facility at Hosier Street is operational. (20-35 units)		
B30b—Alternative option	<i>Do not allocate</i>		
B30c—Alternative option	<i>Higher density residential (approximately 50 dwellings or more)</i>		
B30d—Alternative option	<i>Development for community/cultural use</i>		
Issues and constraints:	Reprovision of the facility would be needed before its loss would be considered. Site is adjacent to the Market Place/London Street Conservation Area and within an area of archaeological potential. Within Air Quality Management Area.		
Other information:	The existing allocation does not reflect the current situation. The allocation was included at a time when there were plans to replace the Hexagon and South Street with a single arts venue. Replacing the Hexagon remains a Council aspiration, and the Council recently began the process of seeking a delivery partner.		

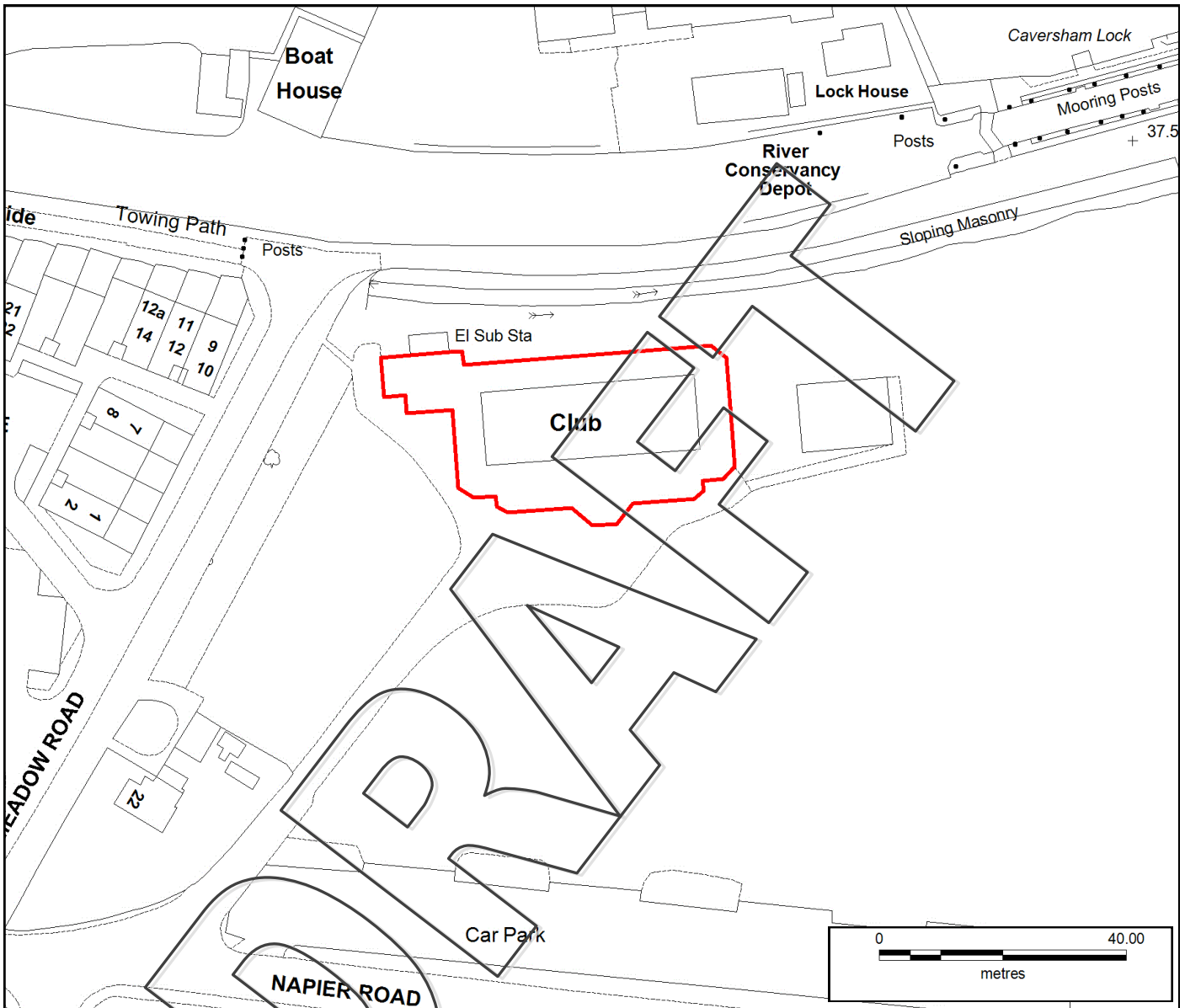
SITE B31: READING COLLEGE, KINGS ROAD



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Size:	3.54 ha	Current use:	Education
Grid Reference:	SU727733	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4n in the Reading Central Area Action Plan
B31a—Continue current allocation	Continued development to support the role of this site in providing higher and further education and maximising its contribution to the local community.		
B31b—Alternative option	<i>Residential development, in line with the allocation in the previous Local Plan</i>		
B31c—Alternative option	<i>Do not allocate</i>		
Issues and constraints:	Adjacent to Eldon Square Conservation Area, and close to listed buildings. Within Air Quality Management Area.		
Other information:	The 1998 Local Plan included this as an allocation for housing development, but there have been no proposals in line with that allocation, and the site now plays a vital education role.		

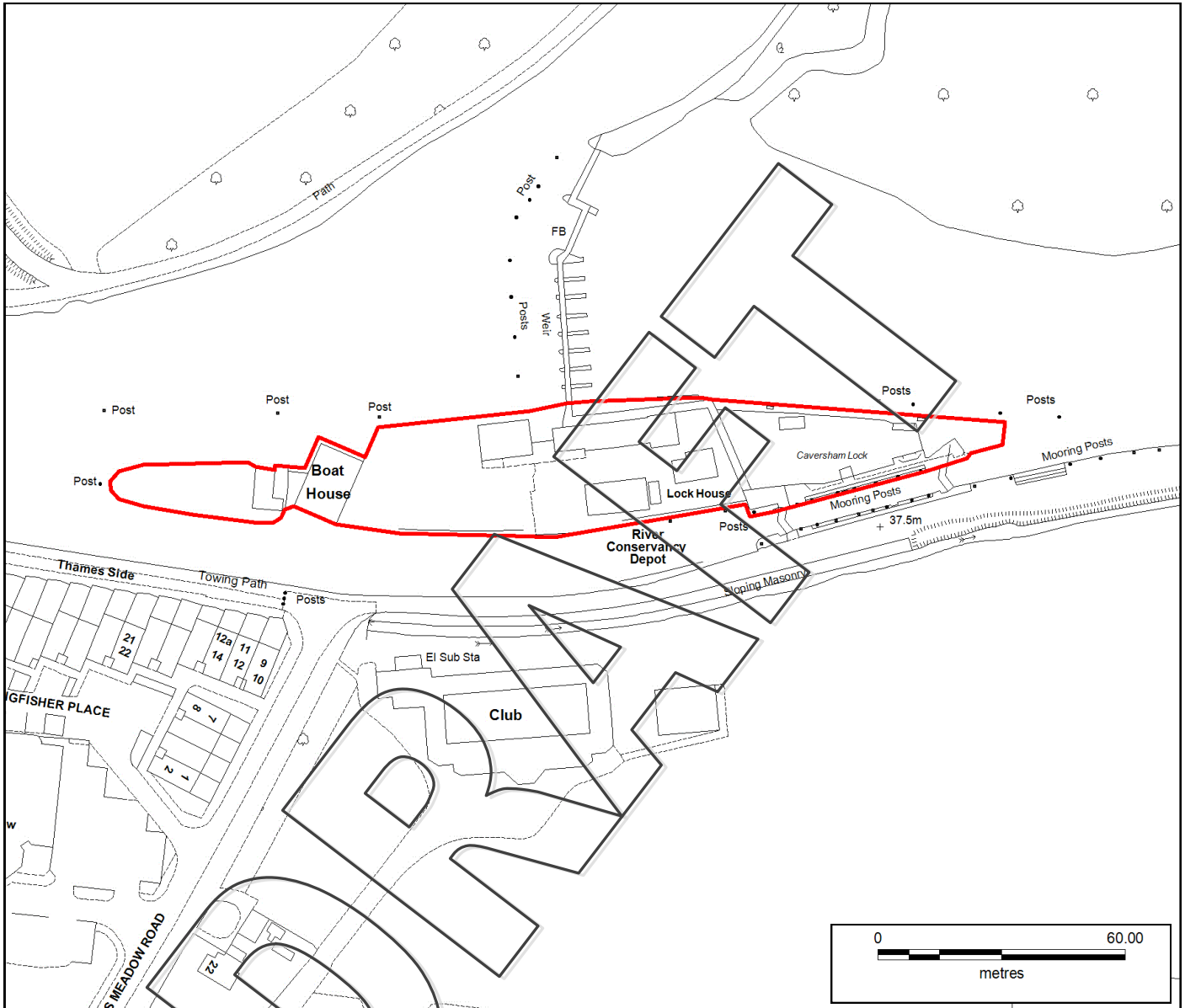
SITE B32: KINGS MEADOW POOL, KINGS MEADOW ROAD



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Size:	0.12 ha	Current use:	Swimming pool (unused)
Grid Reference:	SU719739	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4o in the Reading Central Area Action Plan
B32a—Continue current allocation	Use of listed building for leisure or tourism uses compatible with and ancillary to the surrounding Kings Meadow.		
B32b—Alternative option	<i>Do not allocate</i>		
B32c—Alternative option	<i>Redevelopment for residential</i>		
B32d—Alternative option	<i>Redevelopment for leisure</i>		
Issues and constraints:	The building itself is listed and should be retained. The site is within Flood Zone 3. It sits entirely within an area of designated open space and a major landscape feature. It fronts public areas on all sides.		
Other information:	The pool is covered by the adopted Caversham Lock Area Development Principles SPD. Planning permission for a development in accordance with the allocation was granted in June 2015. Depending on progress with that development in the coming years, there may not therefore be any need to include the site within a final, adopted plan.		

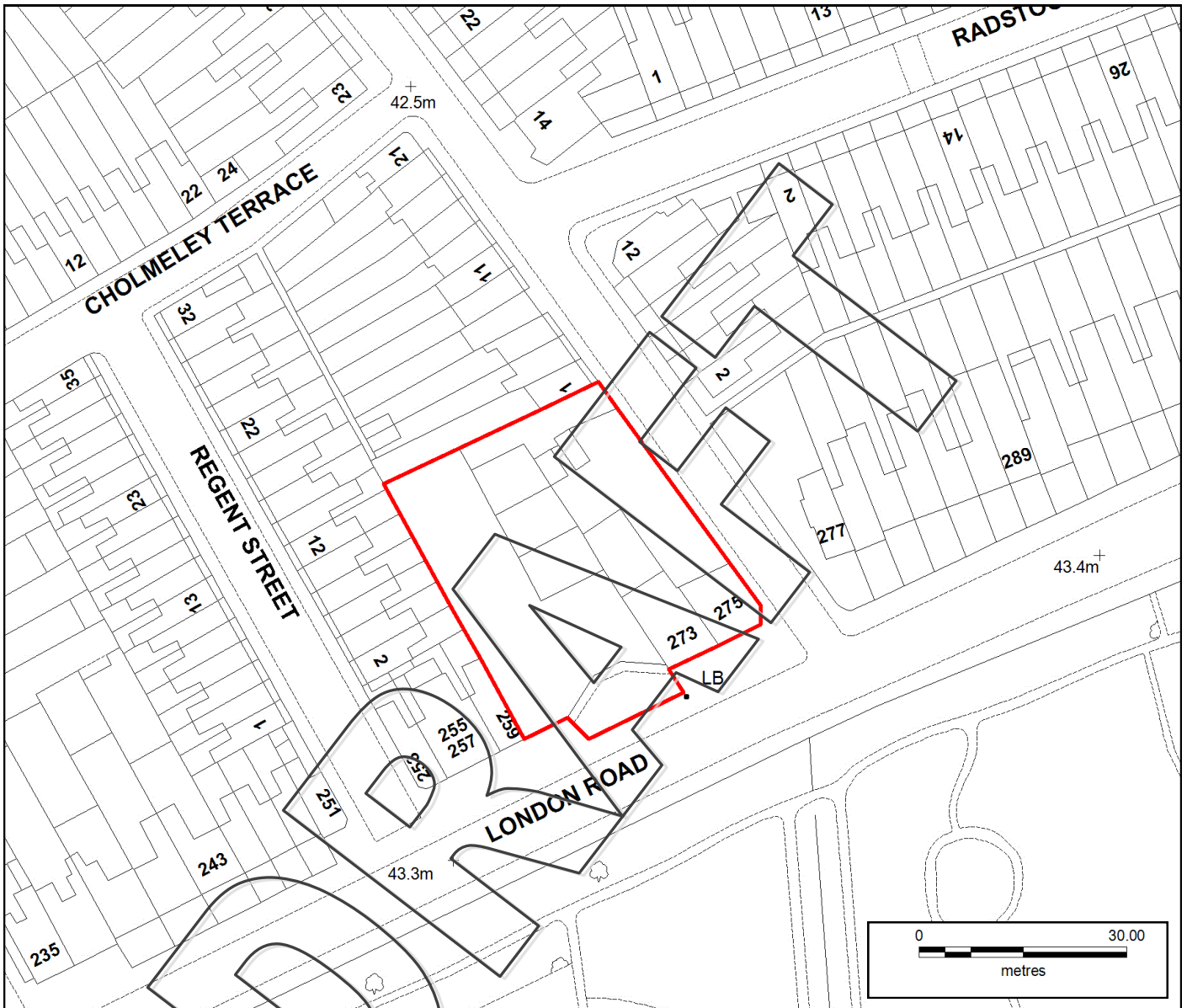
SITE B33: CAVERSHAM LOCK ISLAND, THAMES SIDE



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Size:	0.45 ha	Current use:	Uses associated with waterway
Grid Reference:	SU720740	Source:	Existing allocation
Ward:	Abbey	Allocation reference:	RC4p in the Reading Central Area Action Plan
B33a—Continue current allocation	Development for water-compatible leisure or tourism uses, including some operational development. Potential for enhanced pedestrian access.		
B33b—Alternative option	<i>Do not allocate</i>		
B33c—Alternative option	<i>Residential development</i>		
Issues and constraints:	Within Flood Zone 3. The Thames and surrounding areas are a major landscape feature and an identified wildlife corridor.		
Other information:	The site is covered by the adopted Caversham Lock Area Development Principles SPD.		

SITE B34: 261-275 LONDON ROAD



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Size:	0.16 ha	Current use:	Car wash, workshop, shop.
Grid Reference:	SU733733	Source:	Existing allocation
Ward:	Park	Allocation reference:	SA9c in the Sites and Detailed Policies Document
B34a—Continue current allocation	Residential development (10-15 dwellings) with District Centre uses on the ground floor London Road frontage.		
B34b—Alternative option	<i>Do not allocate</i>		
B34c—Alternative option	<i>Development for residential only</i>		
B34d—Alternative option	<i>Development for offices with ground floor town centre uses</i>		
Issues and constraints:	Within Air Quality Management Area. The site is opposite Reading Cemetery, which is a designated Historic Park/Garden.		
Other information:	When the site was initially allocated it was virtually derelict, but the buildings on site have since been refurbished, so there may be less requirement for a local plan allocation.		

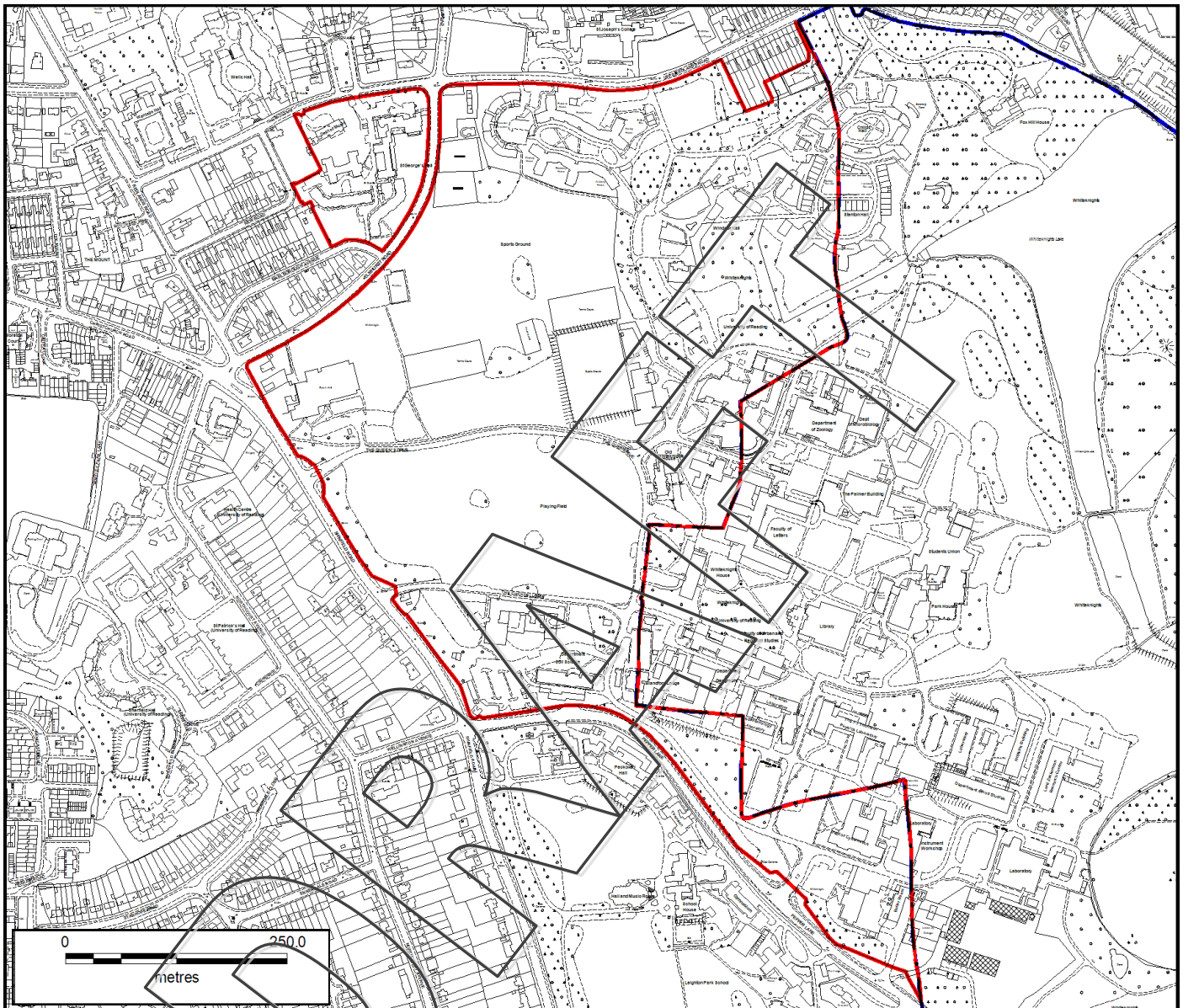
SITE B35: CRESCENT ROAD CAMPUS



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Size:	2.25 ha	Current use:	Education
Grid Reference:	SU737726	Source:	Existing allocation
Ward:	Park	Allocation reference:	SA7 in the Sites and Detailed Policies Document
B35a—Continue current allocation	<p>The Crescent Road campus will continue to be used for Further and Higher Education (FHE). Where it can be demonstrated that the loss of FHE on this site will not have a detrimental effect on the overall FHE provision in Reading, the site will be used for:</p> <ul style="list-style-type: none"> • Other education uses; or • If not needed for any form of education, development for residential (59-93 dwellings). 		
B35b—Alternative option	<i>Develop whole site for mixed use development (including playing field)</i>		
B35c—Alternative option	<i>Develop whole site for residential development (including playing field)</i>		
B35d—Alternative option	<i>Develop previously developed areas only for residential development</i>		
B35e—Alternative option	<i>Develop previously developed areas only for education development</i>		
Issues and constraints:	Site adjoins the South Park Conservation Area. A Green Link is currently shown as crossing the site. Vehicle access is a constraint for this site given the pressure on surrounding roads.		
Other information:	The eastern part of the site along Crescent Road is now in home to UTC Reading. The western part, along Bulmershe Road is the site for the proposed Maiden Erlegh Free School, which received planning permission in August 2015. This site may well therefore not need to be carried forward into any plan.		

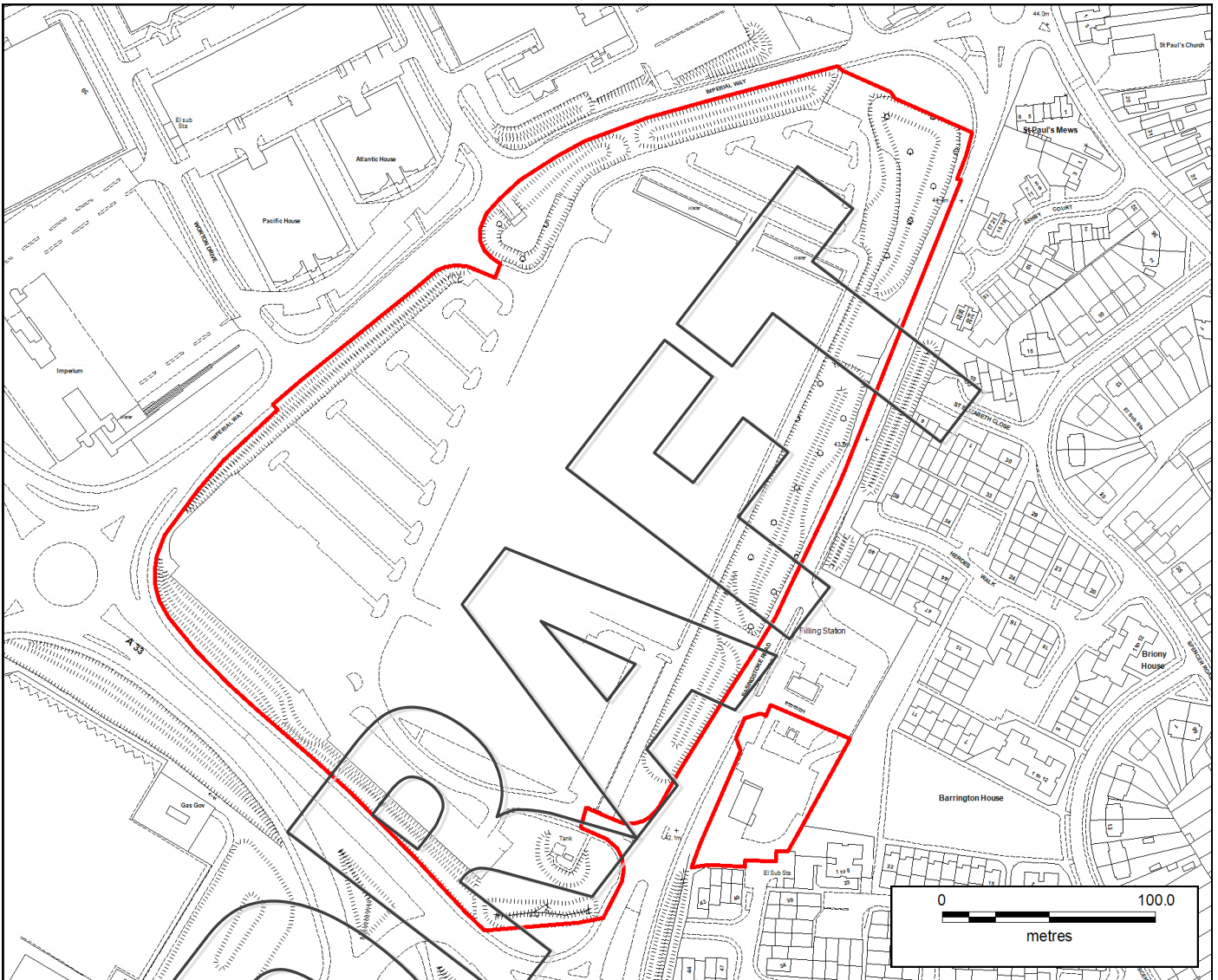
SITE B36: UNIVERSITY OF READING WHITEKNIGHTS CAMPUS



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Size:	36.27 ha (Area in RBC only)	Current use:	University and associated uses
Grid Reference:	SU730720	Source:	Existing allocation
Ward:	Church, Redlands, Wokingham Borough	Allocation reference:	SA6 in the Sites and Detailed Policies Document
B36a—Continue current allocation	<p>The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt and expand over the plan period. The Whiteknights Campus as shown on the Proposals Map will continue to be a focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses. There will also be improvements to access, including rationalisation of vehicle entrances and exits.</p>		
B36b—Alternative option	<p><i>Do not allocate</i></p>		
Issues and constraints:	<p>The campus is divided between Reading and Wokingham Boroughs, so policies on the site need to be subject to cross-boundary co-operation. The campus contains several listed buildings, and the north west corner adjoins the Redlands Conservation Area. Some of the campus is covered by a Local Wildlife Site designation, although that relates to areas within Wokingham Borough only.</p>		
Other information:	<p>There are a number of developments that have taken place or have planning permission within the campus, in line with the current policy. For instance, new halls of residence and an athletics pavilion have recently been built, and an application for new staff accommodation at the north of the site has recently been granted permission.</p>		

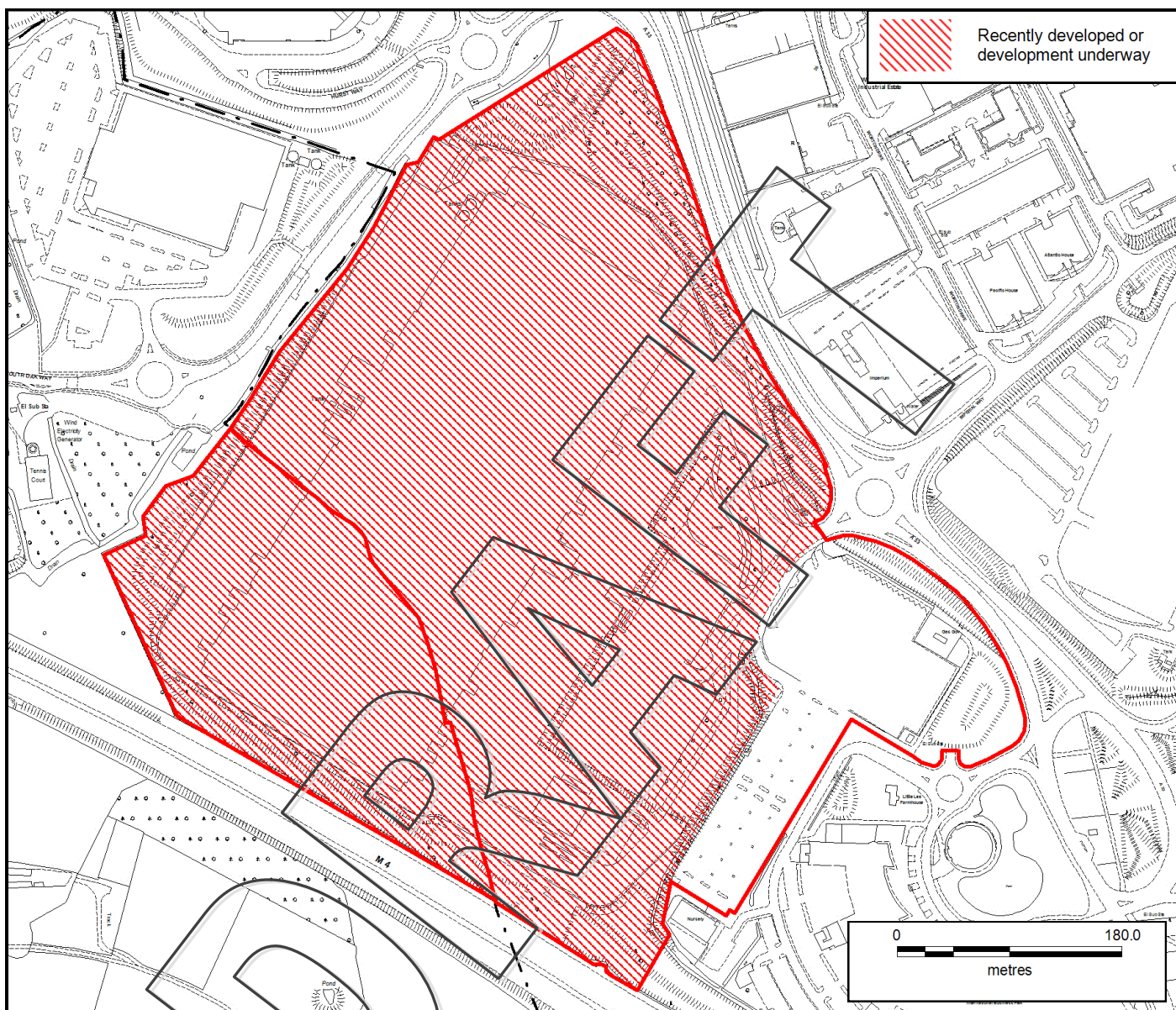
SITE B37: WORTON GRANGE



Size:	8.79 ha	Current use:	Cleared site (formerly offices)
Grid Reference:	SU715693	Source:	Existing allocation
Ward:	Whitley	Allocation reference:	SA2a in the Sites and Detailed Policies Document
B37b—Continue current allocation (alternative 1)	Redevelopment of the Worton Grange site will incorporate a mix of uses including housing (between 175 - 275 units), community uses, additional small retail and leisure uses at a scale commensurate to the needs of the housing proposal (and, subject to improved pedestrian links, the identified underserved area), open space and a public transport interchange. There is also potential for some office floorspace (ranging from small-scale up to the equivalent of the previous levels of floorspace on site). Use of Little Chef site for residential (11-17 units)		
B37b—Continue current allocation (alternative 2)	Redevelopment for warehousing.		
B37c—Alternative option	<i>Do not allocate</i>		
B37d—Alternative option	<i>Mixed use development without limits on retail or leisure</i>		
B37e—Alternative option	<i>Energy centre, transport interchange, small business centre, sorting office</i>		
Issues and constraints:	May be potential for contamination on both parts of the site. Partly within Air Quality Management Area. Listed St Paul's Mews is opposite northern end of site. Presence of employment uses and major roads nearby may mean noise effects on any residential uses.		
Other information:	The site has planning permission for a warehousing development, but there remains strong interest in a mixed use development instead of that permission. The Little Chef site (falling under separate ownership but within the allocation) has planning permission for use as van hire.		

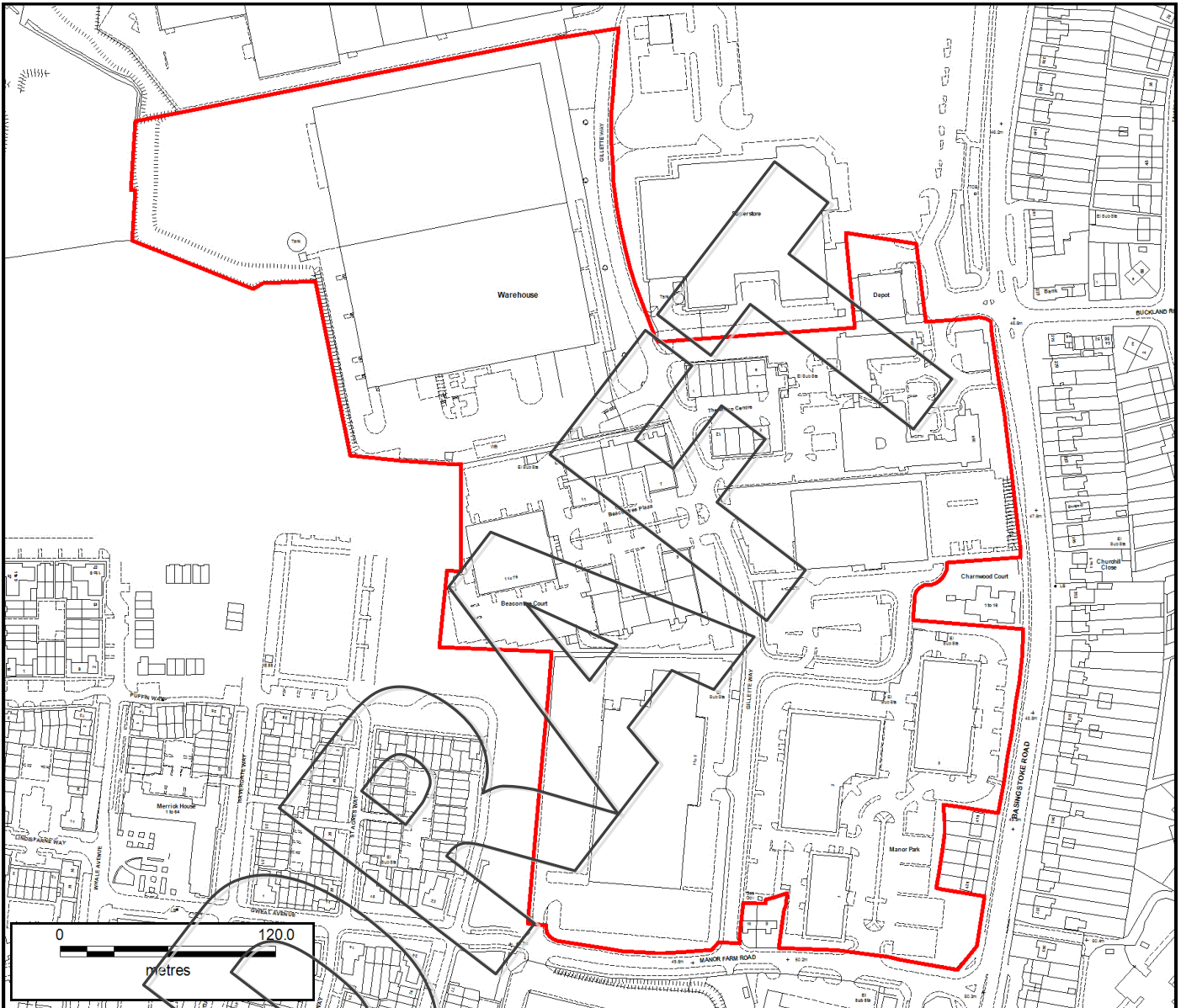
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SITE B38: PART OF FORMER BERKSHIRE BREWERY SITE, IMPERIAL WAY



Size:	3.7 ha remaining undeveloped	Current use:	Cleared site
Grid Reference:	SU713691	Source:	Existing allocation
Ward:	Whitley	Allocation reference:	SA2b in the Sites and Detailed Policies Document
B38a—Continue current allocation	The priority for the Berkshire Brewery site is continued employment (B2/B8/B1c) use, with scope for a limited amount of B1 offices (up to ca. 35,000 sq m, in line with the existing permission for the former bottling plant, known as Reading International Phase 3 (RI3)).		
B38b—Alternative option	<i>Do not allocate</i>		
B38c—Alternative option	<i>Development for other non-residential uses such as a hotel</i>		
B38d—Alternative option	<i>Development for residential</i>		
Issues and constraints:	The former bottling plant part of the site is within Flood Zone 2. Neighbouring Little Lea Cottage is listed. The location of the site next to major roads and employment uses will restrict the potential for some uses.		
Other information:	Most of the original allocated site has now been developed for a Tesco distribution warehouse. The remainder of the site (the former bottling plant for the brewery) has a permission for office use which has been outstanding for many years without any signs of the development starting.		

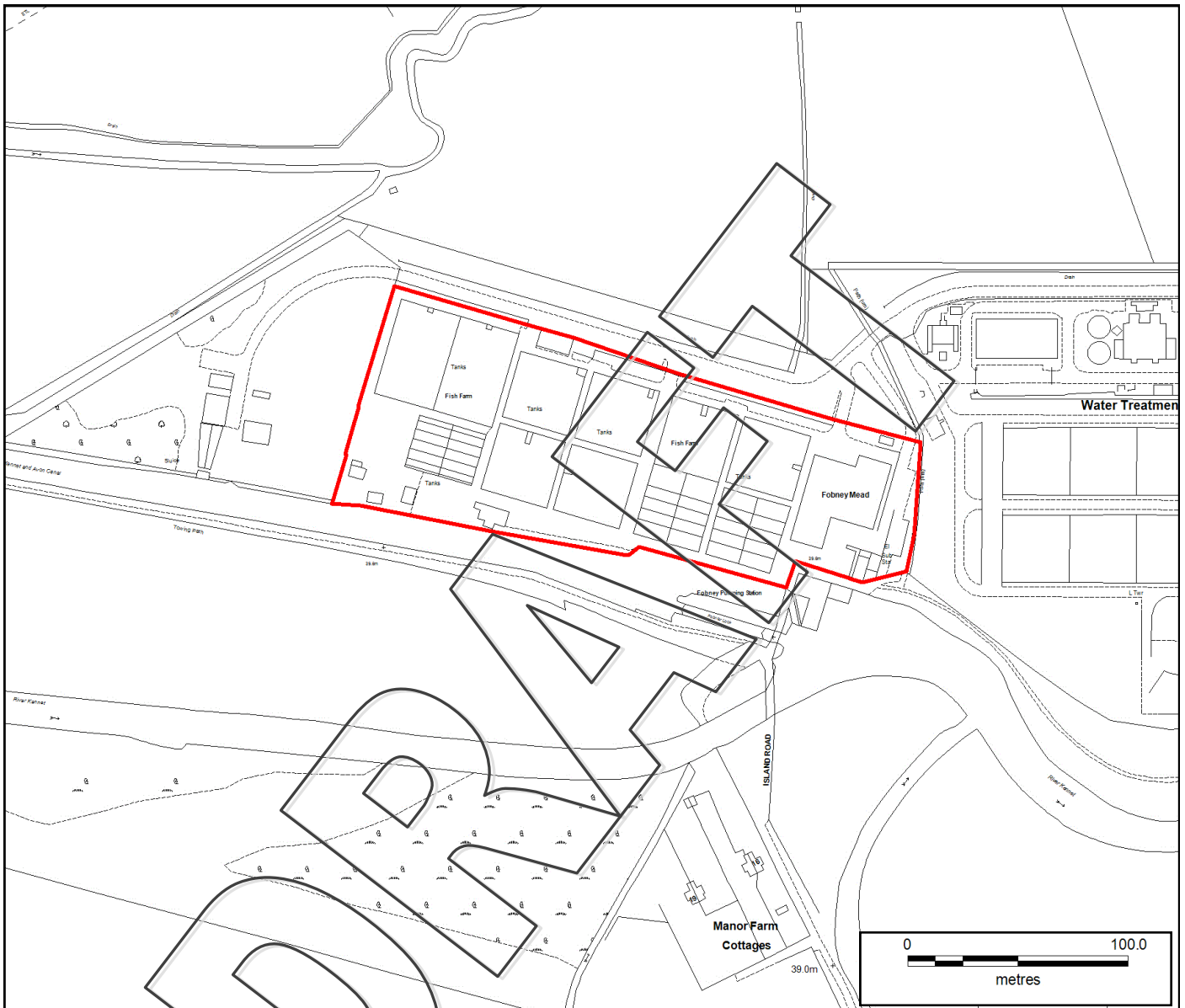
SITE B39: LAND NORTH OF MANOR FARM ROAD



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Size:	13.69 ha	Current use:	Industrial and offices
Grid Reference:	SU716708	Source:	Existing allocation
Ward:	Whitley	Allocation reference:	SA2c in the Sites and Detailed Policies Document
B39a—Continue current allocation	Redevelopment of the Manor Farm Road site will primarily be for housing (between 350 - 550 units), an extension to the Whitley District Centre, and open space, but also include small employment units to replace the Micro Centre, community uses, in addition to a limited amount of employment uses.		
B39b—Alternative option	<i>Do not allocate</i>		
B39c—Alternative option	<i>Core Employment Area designation</i>		
B39d—Alternative option	<i>Redevelopment of individual sites for housing on a piecemeal basis</i>		
Issues and constraints:	The site contains one Major Hazard site and is partly within the consultation zone of another. This will mean the need to carefully approach layout of uses, and will mean the need for remediation of any contamination. At north west corner the site adjoins a Local Wildlife Site.		
Other information:	Part of the site, at 350 Basingstoke Road, now has planning permission for a redevelopment for retail, a gym and public house, which counts towards the extension of the district centre outlined above. This site was also nominated for development in the 'Call for Sites' consultation, prior to permission being granted.		

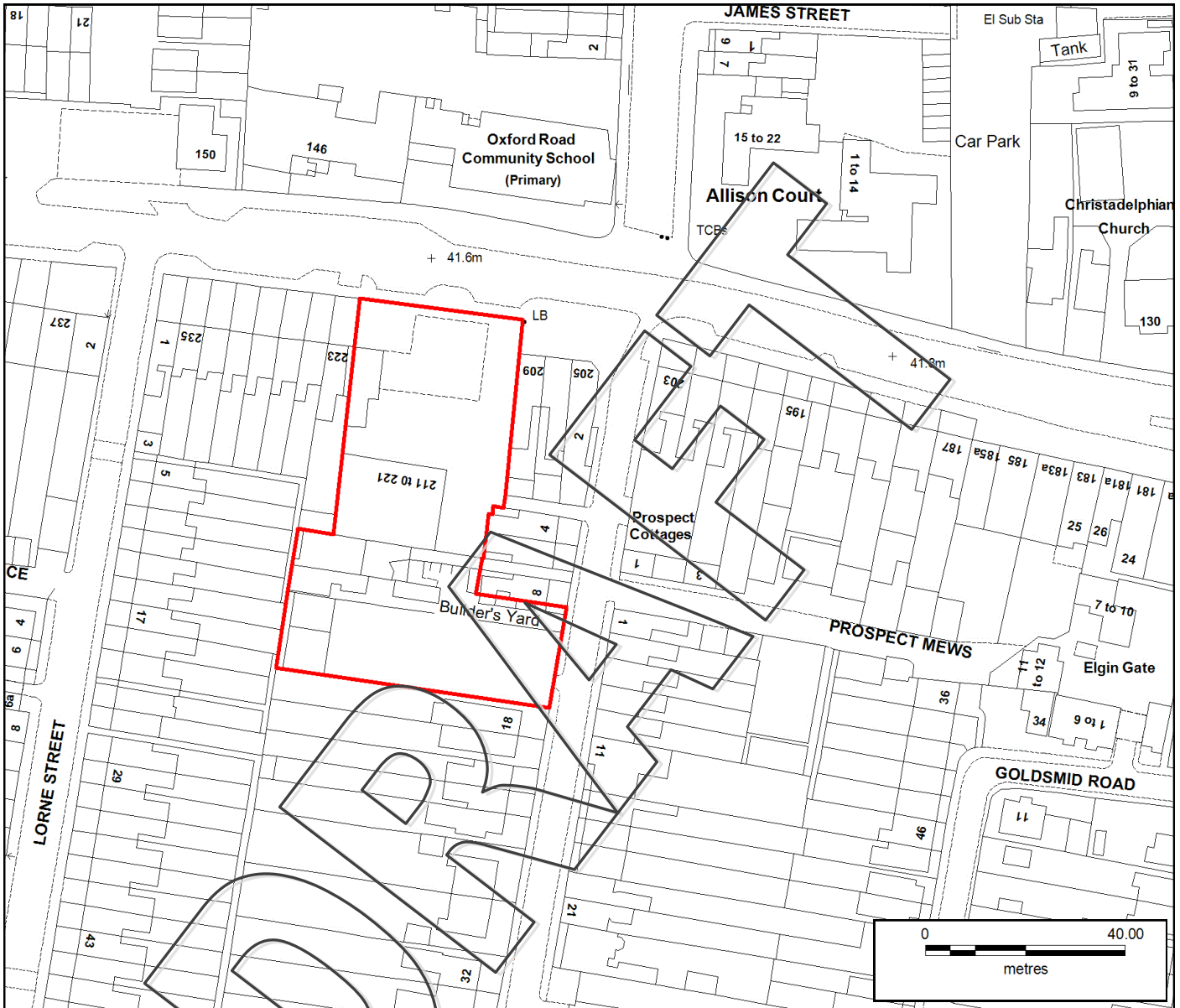
SITE B40: FOBNEY MEAD, ISLAND ROAD



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Size:	2.18 ha	Current use:	Former laboratory and fish farm
Grid Reference:	SU705711	Source:	Existing allocation
Ward:	Minster	Allocation reference:	SA10a in the Sites and Detailed Policies Document
B40a—Continue current allocation	Low-intensity leisure use associated with the open space or waterside environment. Development on the parts of the site in the functional floodplain should be water compatible.		
B40b—Alternative option	<i>Do not allocate</i>		
B40c—Alternative option	<i>Revert to meadows</i>		
B40d—Alternative option	<i>Development for residential</i>		
B40e—Alternative option	<i>Development for office</i>		
B40f—Alternative option	<i>Development for industry and warehousing</i>		
B40g—Alternative option	<i>Development for larger scale built leisure</i>		
Issues and constraints:	Site is within the functional flood plain, an identified major landscape feature and adjacent to Local Wildlife Sites, i.e. the Kennet and Avon Canal and the meadows to the north of the site. Vehicular access to any significant development would be difficult. Within area of archaeological potential.		

SITE B41: 211-221 OXFORD ROAD, 10 & REAR OF 8 PROSPECT STREET



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Size:	0.30 ha	Current use:	Retail, builders merchants
Grid Reference:	SU705733	Source:	Existing allocation
Ward:	Battle	Allocation reference:	SA9a in the Sites and Detailed Policies Document
B41a—Continue current allocation	Residential development with District Centre uses on the ground floor Oxford Road frontage, continuing the existing Oxford Road building line.		
B41b—Alternative option	<i>Do not allocate</i>		
B41c—Alternative option	<i>Development for residential only</i>		
B41d—Alternative option	<i>Development for offices with ground floor town centre uses</i>		
Issues and constraints:	Site is close to Russell Street/Castle Hill Conservation Area and to a number of listed buildings. Within Air Quality Management Area.		
Other information:	The main part of the site, in use as a car dealership at the time of allocation, has now changed to a retail premises, with various alterations to the site. 10 Prospect Street, to the rear of the retail, has planning permission for a development for 6 flats (121242).		

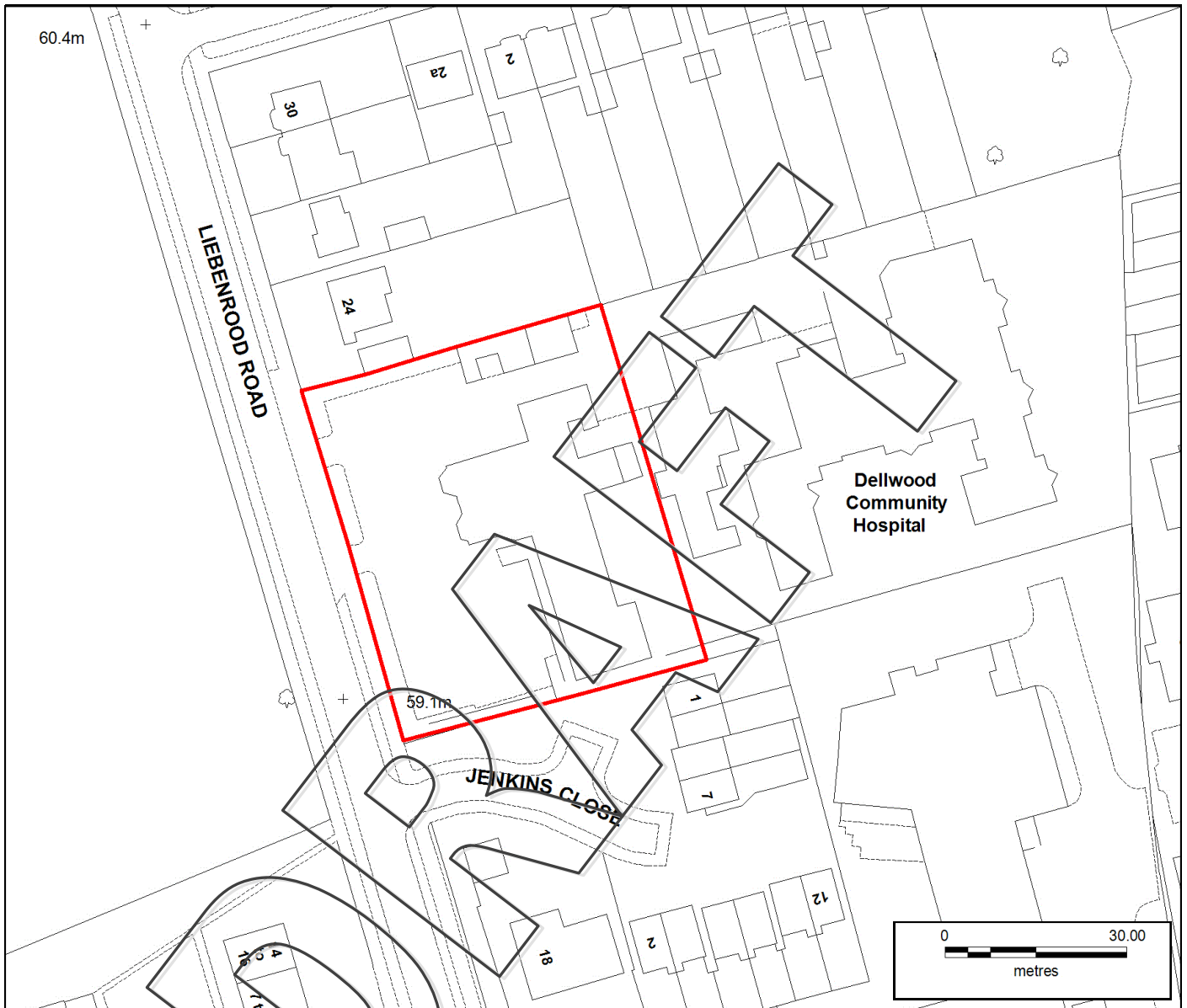
SITE B42: REAR OF 303-315 OXFORD ROAD



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Size:	0.22 ha	Current use:	Rear gardens and garages
Grid Reference:	SU701734	Source:	Existing allocation
Ward:	Battle	Allocation reference:	SA8c in the Sites and Detailed Policies Document
B42a—Continue current allocation	Comprehensive development for residential (10-12 dwellings)		
B42b—Alternative option	<i>Do not allocate</i>		
B42c—Alternative option	<i>Development for commercial</i>		
B42d—Alternative option	<i>Development for mixed use residential and commercial</i>		
B42e—Alternative option	<i>Development for retail</i>		
B42f—Alternative option	<i>Development for community use/leisure</i>		
Issues and constraints:	Within Air Quality Management Area. Proximity to the railway line may cause noise issues.		

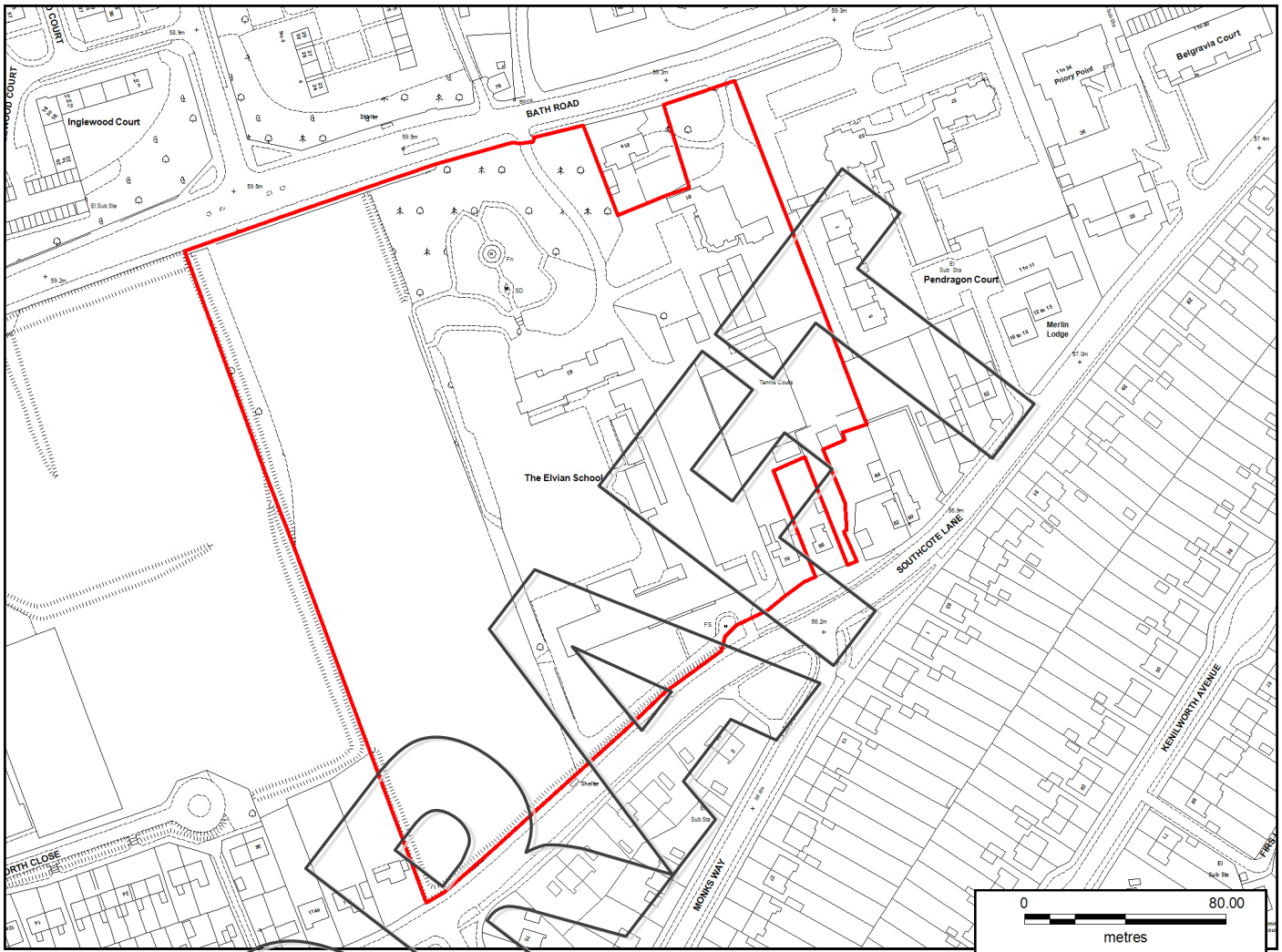
SITE B43: DELLWOOD HOSPITAL, LIEBENROOD ROAD



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Size:	0.31 ha	Current use:	Health
Grid Reference:	SU694727	Source:	Existing allocation
Ward:	Southcote	Allocation reference:	SA8d in the Sites and Detailed Policies Document
B43a—Continue current allocation	Development or conversion for residential (11-17 dwellings).		
B43b—Alternative option	<i>Do not allocate</i>		
B43c—Alternative option	<i>Development of whole hospital site for residential</i>		
B43d—Alternative option	<i>Development of whole hospital site for commercial</i>		
Issues and constraints:	Opposite Prospect Park, which is a designated Historic Park/Garden.		
Other information:	Site was initially put forward by the NHS as potentially surplus. However, the building is still in use for palliative care.		

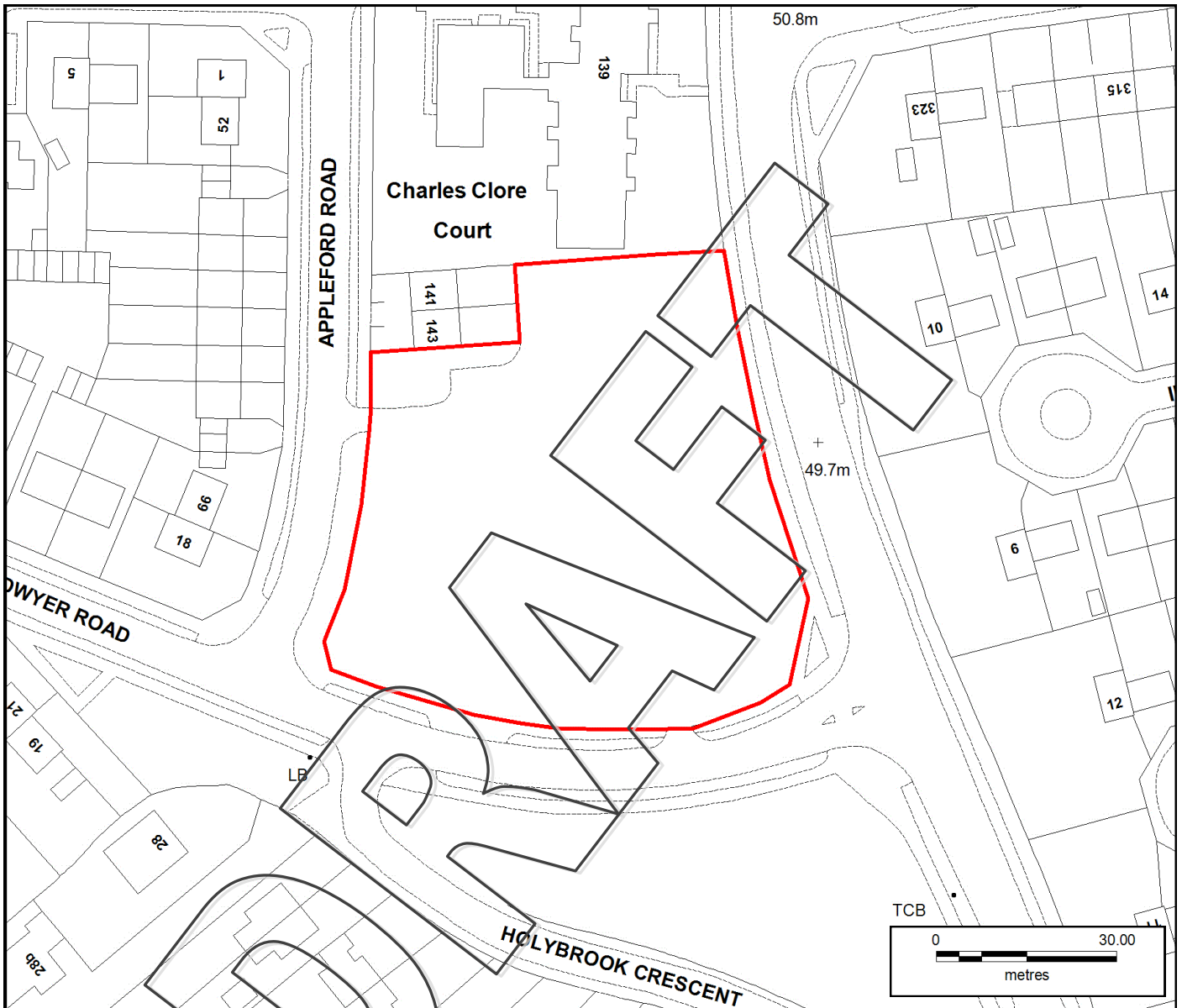
SITE B44: ELVIAN SCHOOL, BATH ROAD



Size:	5.00 ha	Current use:	Education (vacant)
Grid Reference:	SU695723	Source:	Existing allocation
Ward:	Southcote	Allocation reference:	SA9b in the Sites and Detailed Policies Document
B44a—Continue current allocation	Development for residential and education or alternative community use on the part of the site excluding the playing field. Some intensification of sporting use on the playing field site may be appropriate, as long as any loss of playing fields is outweighed by sport and recreation improvement, and there is no material increase in traffic on Bath Road (70-110 dwellings).		
B44b—Alternative option	<i>Do not allocate</i>		
B44c—Alternative option	<i>Mixed use—replacement school, leisure club and residential, including development of playing field</i>		
B44d—Alternative option	<i>Development of whole site for residential, including playing field</i>		
B44e—Alternative option	<i>Development for residential only, using only previously developed areas</i>		
B44f—Alternative option	<i>Development for commercial</i>		
B44g—Alternative option	<i>Development for education</i>		
B44h—Alternative option	<i>Development for leisure use</i>		
Issues and constraints:	The site contains two locally-listed buildings, which the Council would want to see retained. It is opposite two listed buildings on the other side of Bath Road. The site contains a playing field, to which open space policies will apply. A designated Green Link crosses the site. Within Air Quality Management Area.		
Other information:	A planning permission for 193 dwellings was refused in November 2012. An appeal against refusal of planning permission was dismissed in 2013. A planning application for a new secondary school and 118 dwellings was received in July 2015 and is currently undetermined.		

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SITE B45: ALICE BURROWS HOME, DWYER ROAD



Size:	0.48 ha	Current use:	Vacant land
Grid Reference:	SU682718	Source:	Existing allocation
Ward:	Southcote	Allocation reference:	SA8b in the Sites and Detailed Policies Document
B45a—Continue current allocation	Development for residential and/or residential care (17-27 dwellings (or bedspaces to house an equivalent number of people)		
B45b—Alternative option	<i>Do not allocate</i>		
B45c—Alternative option	<i>Development for commercial</i>		
B45d—Alternative option	<i>Development for leisure/community use</i>		
Other information:	Site was formerly a care home, but has now been cleared.		

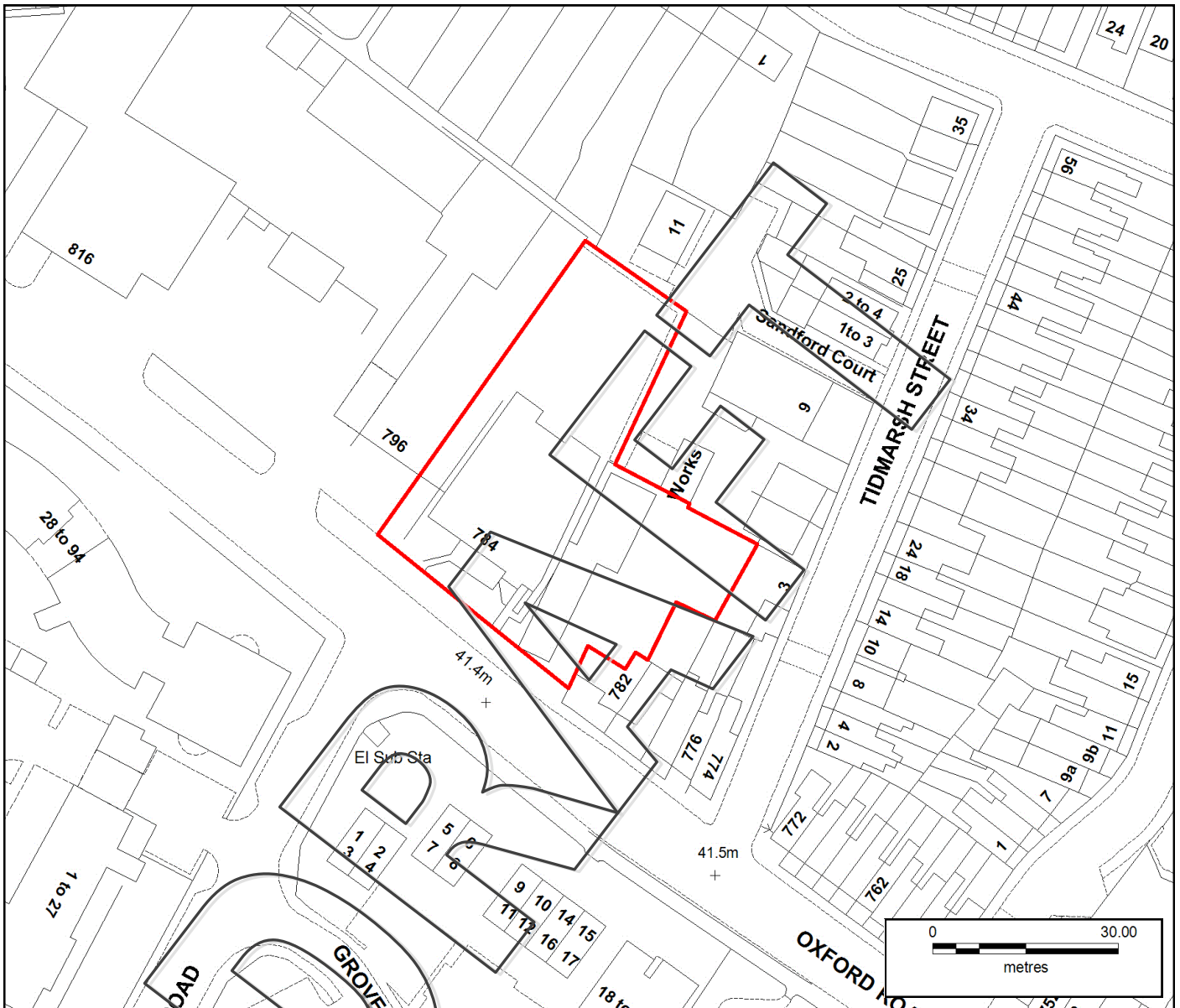
SITE B46: PARK LANE PRIMARY SCHOOL, THE LAURELS AND DOWNING ROAD, TILEHURST



Size:	3.36 ha	Current use:	School, library, police station, surgery, playing field
Grid Reference:	SU668737	Source:	Existing allocation
Ward:	Tilehurst	Allocation reference:	SA5 in the Sites and Detailed Policies Document
B45a—Continue current allocation	<p>The existing Park Lane Primary School and associated playing fields, hard play areas, car parking and associated facilities will be reprovided on a single extended site at The Laurels, School Road, Tilehurst.</p> <p>If required to support the scheme, the Downing Road Playing Fields will be released for residential development subject to it being demonstrated that the loss of the open space is justified under relevant national and local policy. Development should provide 45-55 units together with appropriate public open space, including a play area, and provide an appropriate setting for the existing public footpath that forms the western boundary of the site. Resolution of highway and access issues on Downing Road will be required. Hedgerows and trees should be retained.</p> <p>The main Park Lane School Site will be redeveloped for residential purposes (15-20 dwellings) with access off Downing Road and Chapel Hill. Development should address the practicality of retaining elements of the existing building within any new scheme.</p> <p>The Park Lane School Annex will be reused/ redeveloped for community or residential purposes, subject to safeguarding the amenity of occupiers of adjacent properties.</p>		
B45b—Alternative option	<i>Do not allocate</i>		
B45c—Alternative option	<i>Development of school site on the Laurels without development of Downing Road</i>		
B45d—Alternative option	<i>Development including town centre uses on the Park Lane Primary School site.</i>		
Issues and constraints:	<p>Although not listed, the Park Lane Primary School main building is an attractive Victorian component of local character. Downing Road playing field would need to be considered against open space policies. A designated Green Link runs across the playing field.</p>		

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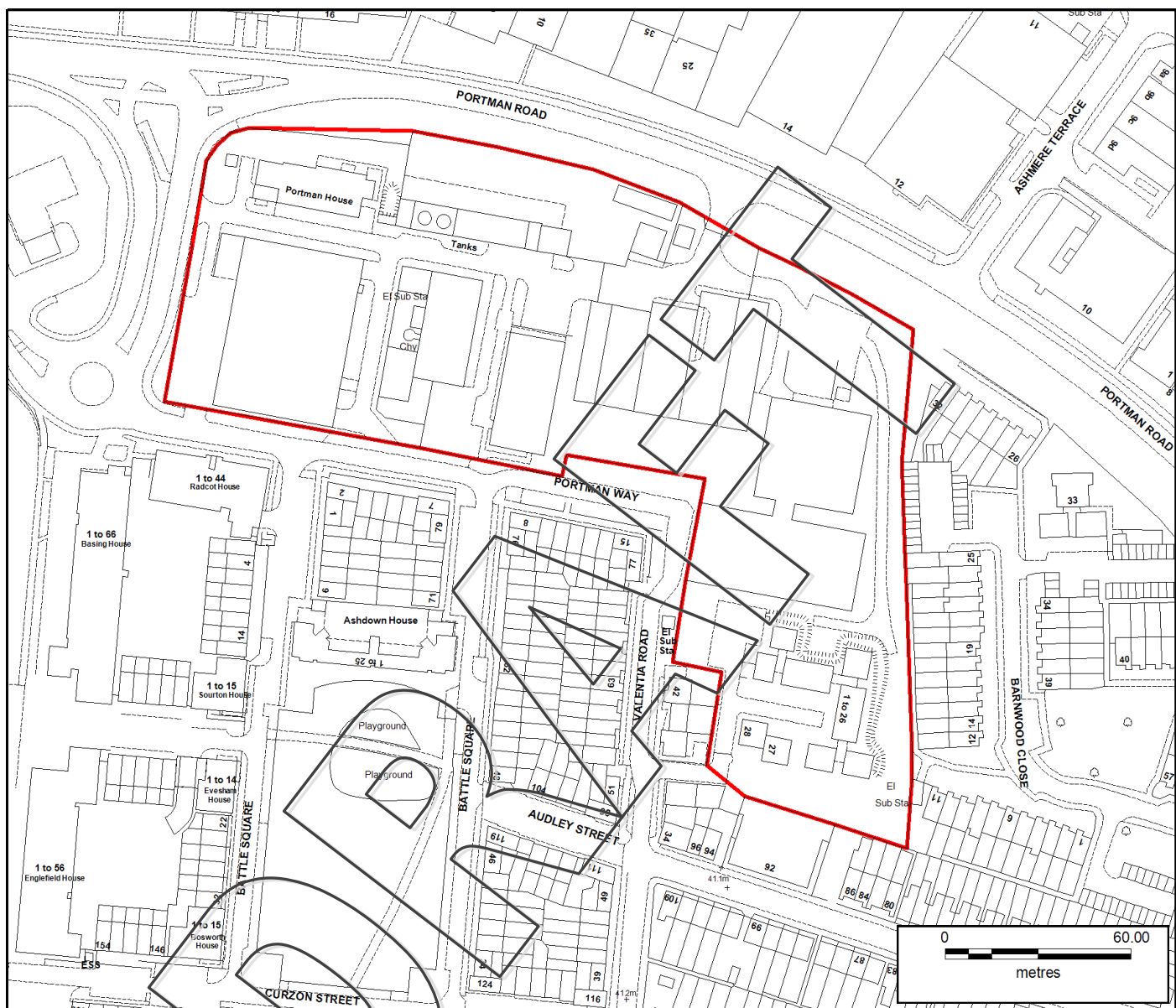
SITE B47: 784-794 OXFORD ROAD



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Size:	0.22 ha	Current use:	Business, showroom
Grid Reference:	SU688740	Source:	Existing allocation
Ward:	Kentwood	Allocation reference:	SA8a in the Sites and Detailed Policies Document
B47a—Continue current allocation	Development for residential (10-17 dwellings)		
B47b—Alternative option	Do not allocate		
B47c—Alternative option	Development for commercial		
B47d—Alternative option	Development for mixed use including residential		
B47e—Alternative option	Development for retail		
B47f—Alternative option	Development for community use		
Issues and constraints:	Partly within Flood Zone 2. Within Air Quality Management Area.		

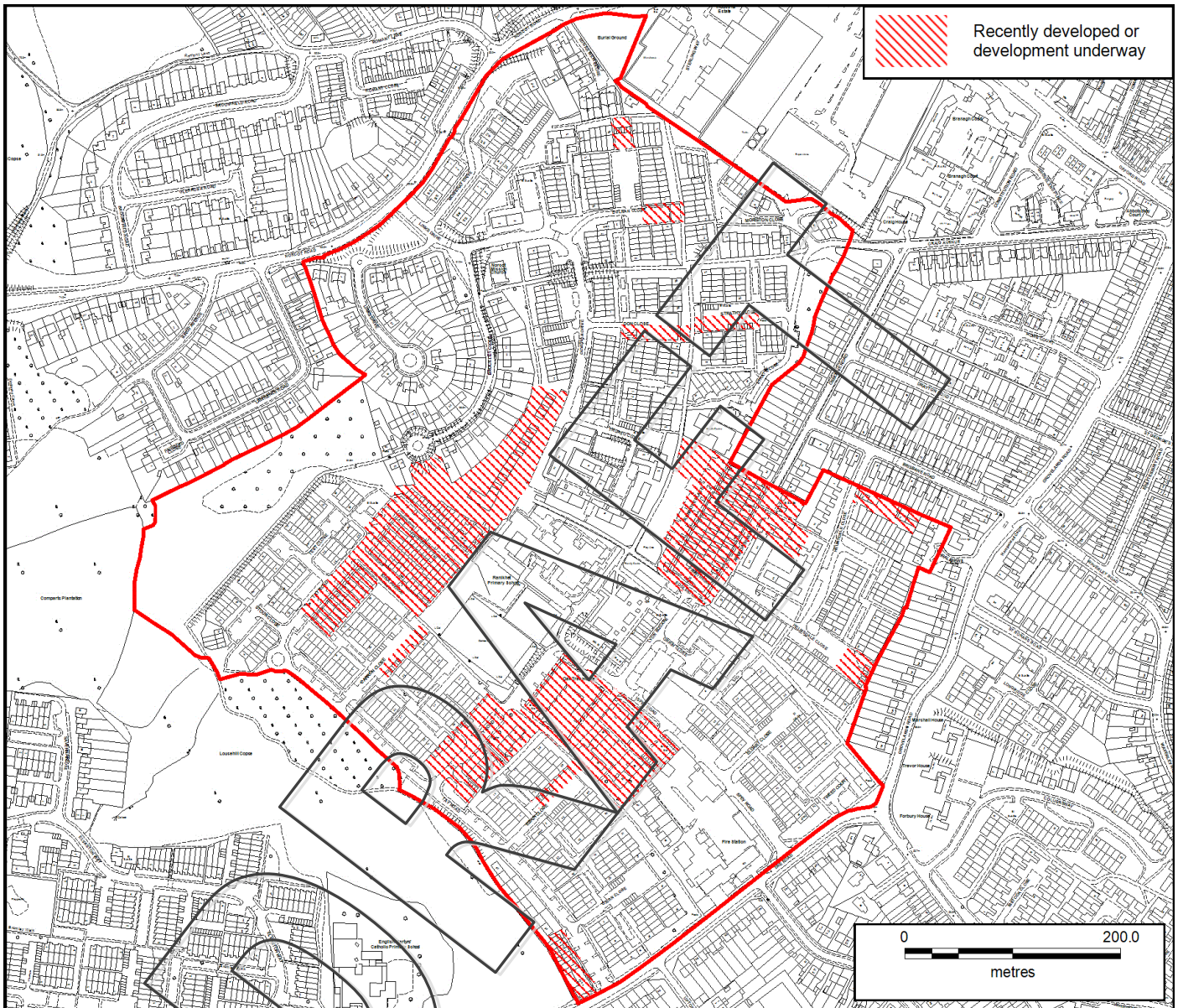
SITE B48: PART OF FORMER BATTLE HOSPITAL, PORTMAN ROAD



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Size:	2.77 ha	Current use:	Clinical facilities and ambulance depot
Grid Reference:	SU699739	Source:	Existing allocation
Ward:	Battle	Allocation reference:	SA8f in the Sites and Detailed Policies Document
B48a—Continue current allocation	Development for residential use, potentially including live/work units (45-95 dwellings (net gain)).		
B48b—Alternative option	<i>Do not allocate</i>		
B48c—Alternative option	<i>Mixed use development—commercial and residential</i>		
B48d—Alternative option	<i>Industrial and commercial development</i>		
Issues and constraints:	Within Flood Zone 2. Presence of employment uses to north may affect residential development of the site. May be contamination issues requiring remediation.		
Other information:	Most of the site has been nominated for development by the landowner, but is included here as an existing allocation.		

SITE B49: DEE PARK



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Size:	16.4 ha	Current use:	Residential area
Grid Reference:	SU683735	Source:	Existing allocation.
Ward:	Norcot	Allocation reference:	SA4 in the Sites and Detailed Policies Document.
B49a—Continue current allocation	<p>Major regeneration of a residential area for a sustainable community including the following:</p> <ul style="list-style-type: none"> • New and improved housing, which increases the overall density of the site, and provides a greater mix of size, type and tenure, including a higher proportion of family housing than at present; • A new Local Centre including a range of facilities, integrated with housing development; • Improved community facilities, which would be multi-functional and serve a range of groups, and may include sports facilities; and • Improved quality of open space provision, including greater usability of recreational space, and an area of public realm in the centre. 		
B49b—Alternative option	<i>Do not allocate</i>		
Issues and constraints:	Site adjoins open areas which have open space, biodiversity and landscape significance.		
Other information:	Much of the site has now been developed. At April 2015, 210 homes had been demolished and 380 constructed, as well as local shopping facilities. The remainder of phase 2 is currently underway. Phase 3 and the rest of phase 2 of the existing permission still enables the demolition of 153 and the construction of 325 homes, as well as a new primary school. Site is covered by Dee Park Planning Brief.		

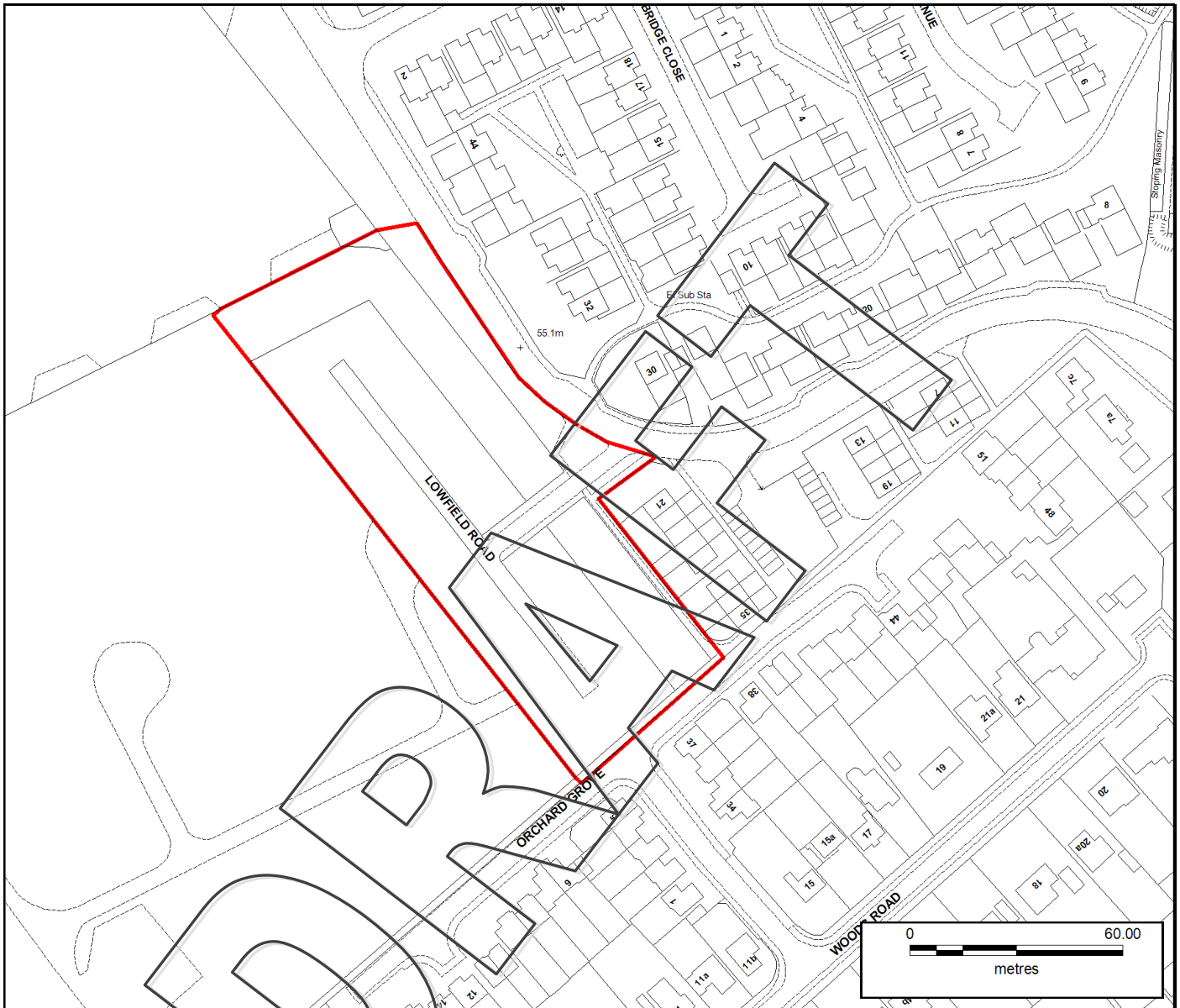
SITE B50: THE MEADWAY CENTRE, HONEY END LANE



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Size:	2.99 ha	Current use:	District centre including superstore
Grid Reference:	SU683727	Source:	Existing identification in Planning Brief
Ward:	Norcot	Allocation reference:	Not fully allocated in plan—identified in the Meadway Centre Planning Brief
B50a—Continue current allocation	Development for a high-quality, thriving and inclusive District Centre		
B50b—Alternative option	<i>Do not allocate</i>		
Issues and constraints:	Essential to retain the district centre function. Site has a significant slope to the west and the north, which also has biodiversity and landscape value. Potential to enhance green link to Prospect Park. Careful consideration needed of relationship to rear gardens particularly on Cockney Hill. Retention or increase of residential. Northern part of site is within the Air Quality Management Area.		
Other information:	The Meadway Centre, whilst highlighted for new development and change in policy SA15 of the Sites and Detailed Policies Document, is not currently a full site allocation, but with a planning brief for the development of the centre having been adopted in November 2013, it has a similar status in planning policy.		

SITE B51: LAND AT LOWFIELD ROAD



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Size:	0.93 ha	Current use:	Cleared site (formerly mobile homes)
Grid Reference:	SU730759	Source:	Existing allocation
Ward:	Peppard	Allocation reference:	SA8h in the Sites and Detailed Policies Document
B51a—Continue current allocation	Development for residential (21-34 dwellings)		
B51b—Alternative option	<i>Do not allocate</i>		
B51c—Alternative option	<i>Cemetery use</i>		
Issues and constraints:	Adjoins a major landscape feature and a designated Historic Park/Garden.		
Other information:	Site has previously been considered as an extension to the cemetery.		

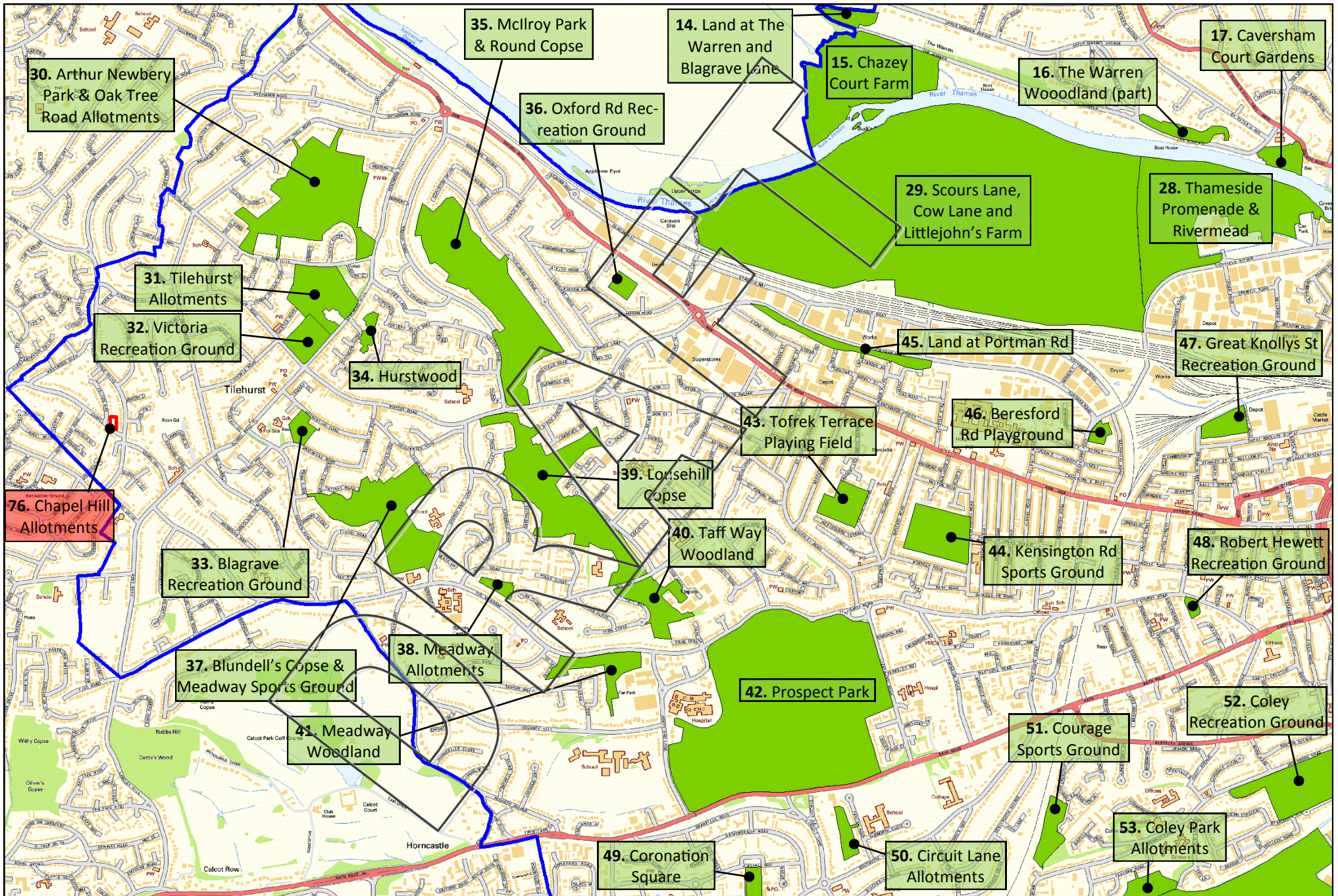
APPENDIX 5: POTENTIAL SITES FOR LOCAL GREEN SPACE DESIGNATION

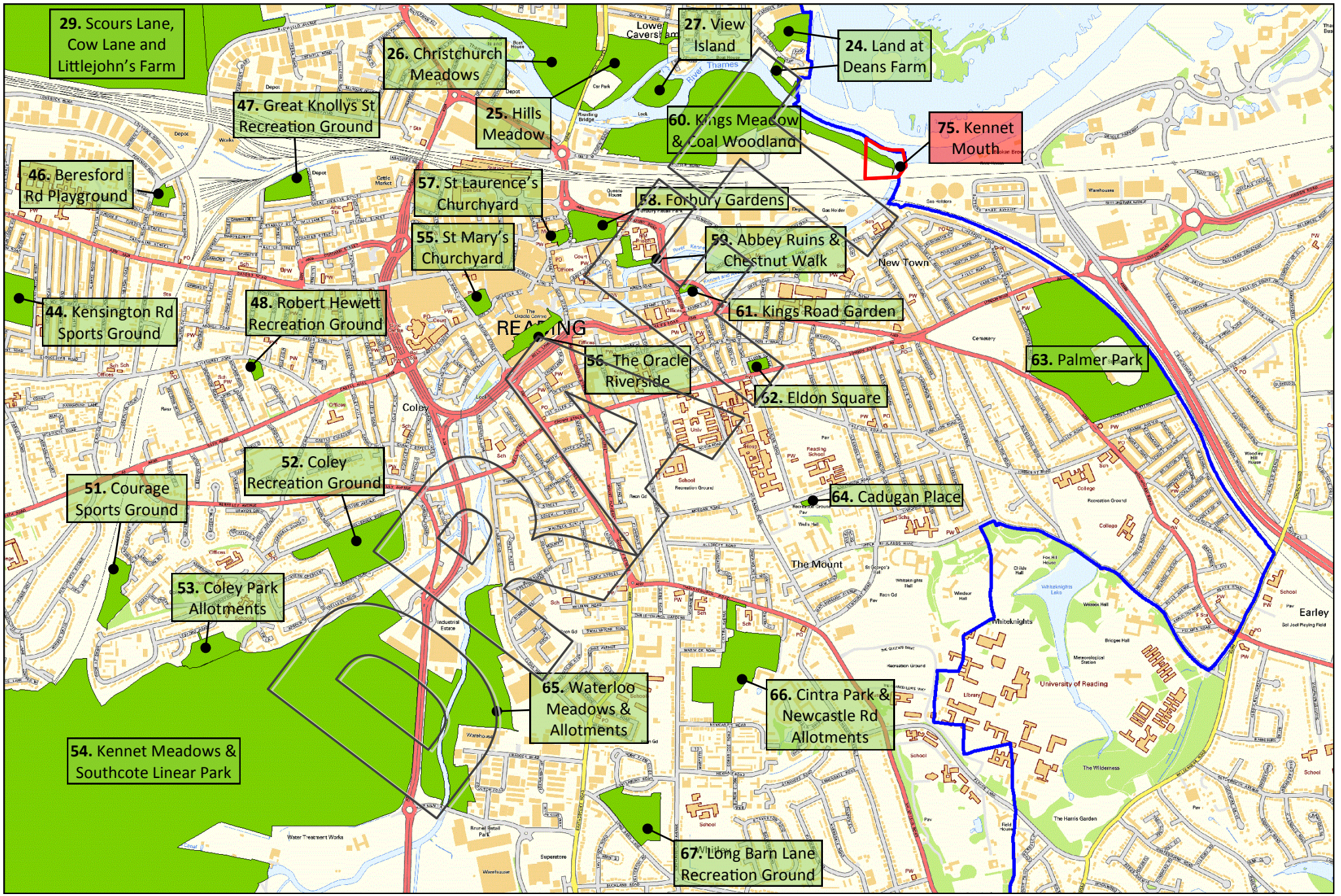
Sites Currently Protected as Public and Strategic Open Space

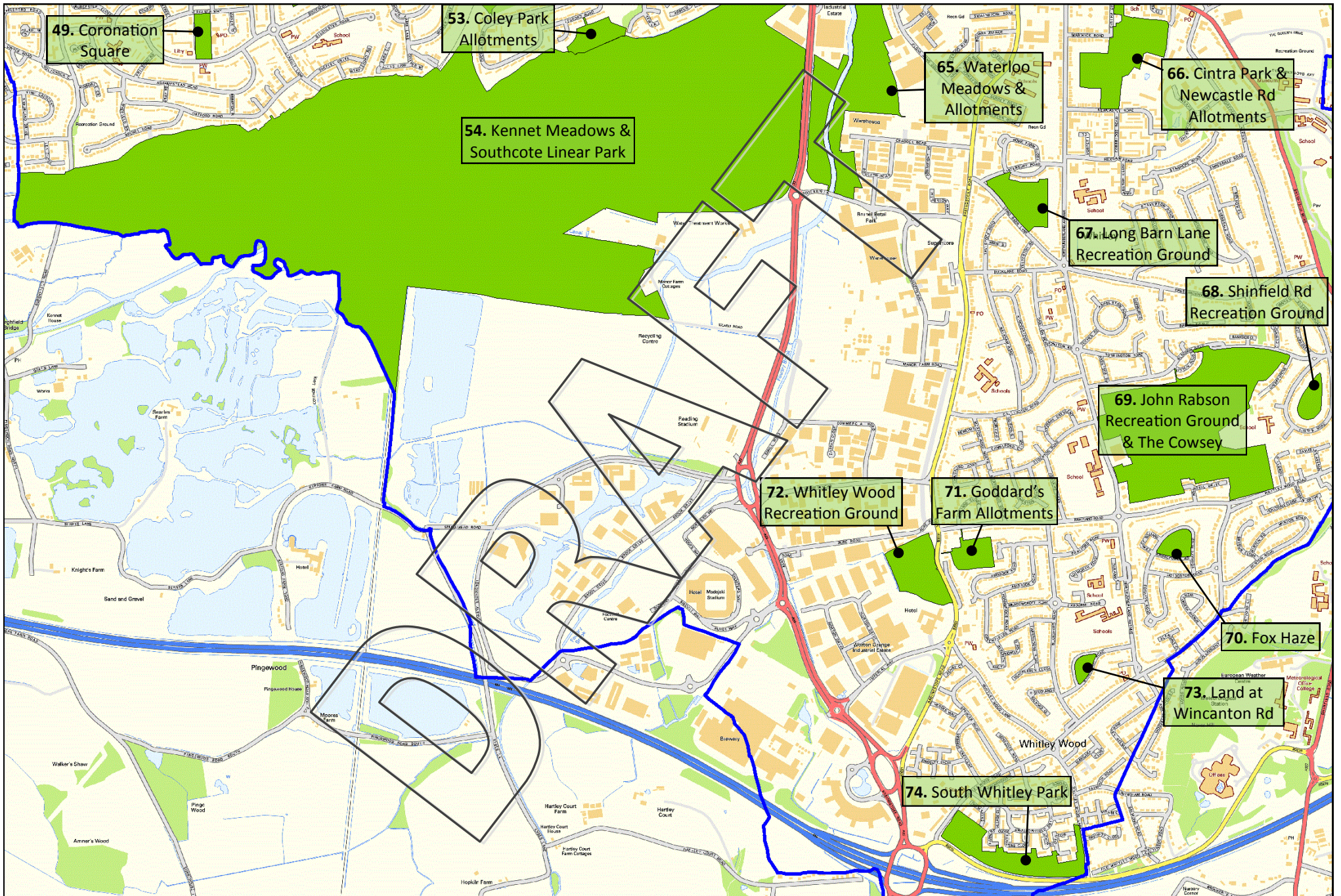
- 1 Clayfield Copse and Recreation Ground
- 2 Caversham Pond
- 3 Milestone Wood and Milestone Way
- 4 Henley Road Allotments
- 5 Chiltern Road Play Area
- 6 Emmer Green Recreation Ground and Allotments
- 7 Land at Stuart Close
- 8 Emmer Green Pond
- 9 Emmer Green Copse
- 10 Beech Wood
- 11 Hemdean Bottom (including pieces of land at Glyncastle and Morlais)
- 12 Albert Road Recreation Ground
- 13 Mapledurham Playing Fields
- 14 Land at The Warren and Blagrove Lane
- 15 Chazey Court Farm and Thames Islands
- 16 The Warren Woodland (part)
- 17 Caversham Court Gardens
- 18 Victoria Road Allotments
- 19 Oakley Road Allotments
- 20 Balmore Walk
- 21 Westfield Road Recreation Ground
- 22 Caleta Close Play Area
- 23 Amersham Road Park and Allotments
- 24 Land at Deans Farm
- 25 Hills Meadow
- 26 Christchurch Meadows
- 27 View Island
- 28 Thameside Promenade and Rivermead
- 29 Scours Lane, Cow Lane and Littlejohn's Farm
- 30 Arthur Newbery Park & Oak Tree Road Allotments
- 31 Tilehurst Allotments
- 32 Victoria Recreation Ground
- 33 Blagrove Recreation Ground
- 34 Hurstwood
- 35 McIlroy Park & Round Copse
- 36 Oxford Road Recreation Ground
- 37 Blundell's Copse & Meadway Sports Ground
- 38 Meadway Allotments

- 39 Lousehill Copse
 - 40 Taff Way Woodland
 - 41 Meadway Woodland
 - 42 Prospect Park
 - 43 Tofrek Terrace Playing Field
 - 44 Kensington Road Sports Ground
 - 45 Land at Portman Road
 - 46 Beresford Road Playground
 - 47 Great Knollys Street Recreation Ground
 - 48 Robert Hewett Recreation Ground
 - 49 Coronation Square
 - 50 Circuit Lane Allotments
 - 51 Courage Sports Ground
 - 52 Coley Recreation Ground
 - 53 Coley Park Allotments
 - 54 Kennet Meadows and Southcote Linear Park
 - 55 St Mary's Churchyard
 - 56 The Oracle Riverside
 - 57 St Laurence's Churchyard
 - 58 Forbury Gardens
 - 59 Abbey Ruins & Chestnut Walk
 - 60 Kings Meadow and Coal Woodland
 - 61 Kings Road Garden
 - 62 Eldon Square
 - 63 Palmer Park
 - 64 Cadugan Place
 - 65 Waterloo Meadows & Allotments
 - 66 Cintra Park & Newcastle Road Allotments
 - 67 Long Barn Lane Recreation Ground
 - 68 Shinfield Recreation Ground
 - 69 John Rabson Recreation Ground & The Cowsey
 - 70 Fox Haze
 - 71 Goddard's Farm Allotments
 - 72 Whitley Wood Recreation Ground
 - 73 Land at Wincanton Road
 - 74 South Whitley Park
- Sites Nominated for Protection as Open Space**
- 75 Kennet Mouth
 - 76 Chapel Hill Allotments





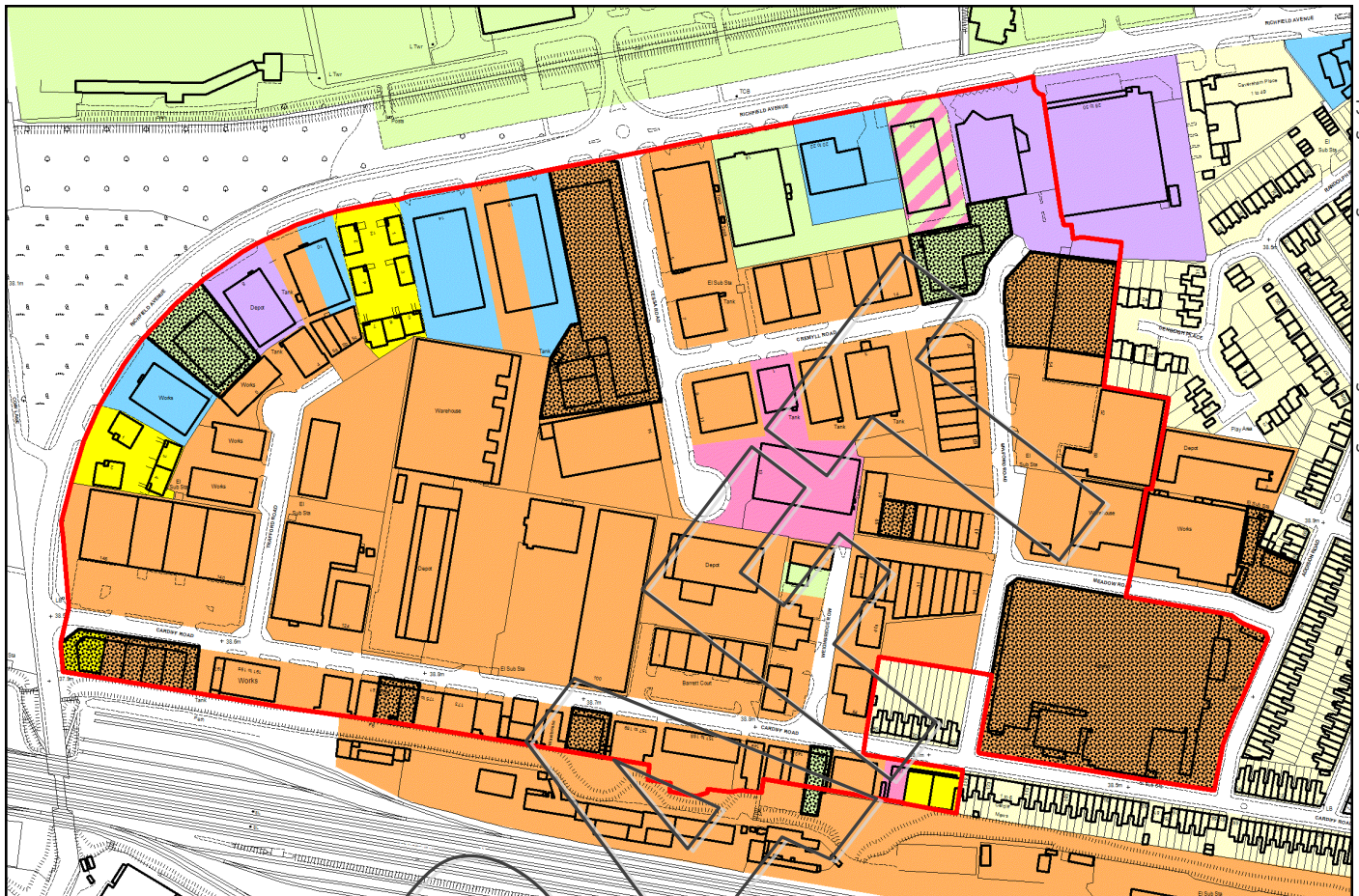




APPENDIX 6: RICHFIELD AVENUE & CARDIFF ROAD AREA

Size:	18 ha (Core Employment Area)	Current status:	Protected as a Core Employment Area (policy SA13 in the SDPD)
Grid Reference:	SU706741	Total floorspace:	90,000 sq m
Ward:	Abbey	Vacancy:	22%

Land uses:

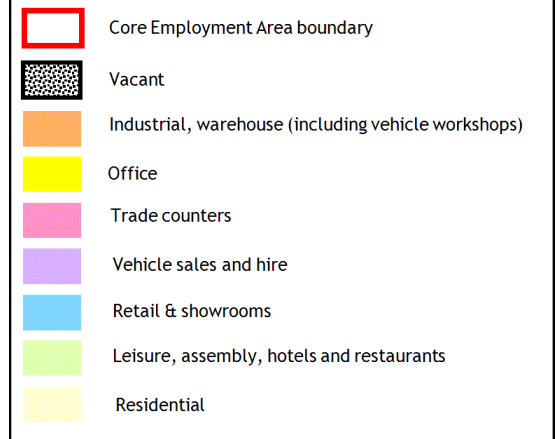


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Uses within the defined Core Employment Area (shown with the red boundary on the map below) are as follows:

- Industrial and warehousing (including vehicle workshops) – 70,000 sq m
- Offices – 5,000 sq m
- Trade Counter uses – 3,000 sq m
- Vehicle sales and hire – 2,000 sq m
- Retail and retail showrooms – 5,000 sq m
- Assembly and leisure – 5,000 sq m

In terms of distribution, the map clearly shows that, whilst the majority of the area is still in 'traditional' employment uses, particularly around Cardiff Road, Trafford Road and Millford Road, Richfield Avenue itself is much more mixed. Uses along Richfield Avenue include a casino, retail showrooms and car sales. Meanwhile, Cardiff Road is something of a focus for vehicle servicing uses.



Vacancy levels in the Core Employment Area are around 22%, which are reasonably high, and are mainly due to two large vacant sites—the former Cox and Wyman works and the former Reading Chronicle Building.

To the north of Richfield Avenue, outside the employment area, is something of a leisure focus, with Rivermead Leisure Centre, a driving range, a restaurant and two hotels, together with the considerable open spaces along the Thames.

Another feature of the pattern of land uses is that there is no clear cut-off between employment uses and residential uses, with some houses on Cardiff Road being almost entirely surrounded by employment uses, other houses backing closely onto employment uses, whilst one industrial premises is accessed from the mainly residential Addison Road.

Constraints and Issues:

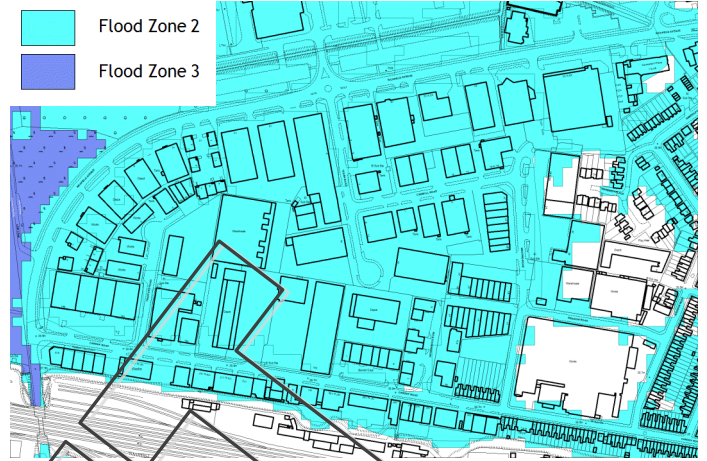
Flooding—mainly within Flood Zone 2 (see map on right).

Contamination—potential for contamination on a number of sites.

Accesses—main accesses are via Caversham Road/Richfield Avenue roundabout (north east) and Cow Lane (south east). Significant improvements to Cow Lane will be made. Other accesses via residential streets tend to be restricted.

Proximity of residential

Landscape—all areas to north and west of Richfield Avenue are designated as part of a Major Landscape Feature.



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Ownership:

Various landownerships on the site, but one landowner has acquired a significant amount of the land around Tessa Road as well as the Cox & Wyman site—see nominations in Appendix 3 (A8 and A9).

DRAFT

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	24 NOVEMBER 2015	AGENDA ITEM:	12
TITLE:	GREAT WESTERN ELECTRIFICATION & READING GREEN PARK STATION		
LEAD COUNCILLOR:	TONY PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING & TRANSPORT
SERVICE:	TRANSPORTATION & STREETCARE	WARDS:	BOROUGH WIDE
LEAD OFFICER:	Cris Butler / Chris Maddocks	TEL:	0118 937 2068 / 0118 937 4950
JOB TITLE:	Strategic Transportation Programme Manager / Transport Planning Manager	E-MAIL:	cris.butler@reading.gov.uk / chris.maddocks@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 The purpose of this report is to update the Committee on the latest position regarding Network Rail's electrification of the Great Western Mainline and implications for the proposed station at Green Park.

2. RECOMMENDED ACTION

- 2.1 That the Committee note the report.

3. POLICY CONTEXT

- 3.1 To secure the most effective use of resources in the delivery of high quality, best value public service.

4. BACKGROUND

- 4.1 Electrification of the Great Western Mainline from London to South Wales is a committed project within Network Rail's Control Period 5 as agreed with Government, to be delivered during the period 2014-19.

4.2 Reading Green Park Station is a proposed new railway station on the Reading to Basingstoke line. Planning permission for the station has been granted and capital funding to deliver the station has been secured through the Thames Valley Berkshire LEP Growth Deal and S106 private sector funding contributions.

4.3 Delivery of Green Park Station is anticipated to be complete by December 2018, to coincide with the previously committed timescales for Network Rail's electrification of the line from Southcote Junction to Basingstoke.

5. GREAT WESTERN ELECTRIFICATION & GREEN PARK STATION

5.1 The Department for Transport and Network Rail announced in June 2015 that a review of the previously committed programme of major enhancement projects for Control Period 5 (2014-19) would be undertaken by the newly appointed Chairman of Network Rail, Sir Peter Hendy. This review was required due to higher costs and longer delivery timescales associated with the programme of works than had previously been anticipated.

5.2 As part of the announcement, the Government committed to progressing delivery of electrification of the Great Western Mainline as their 'top priority' for Control Period 5. Electrification of other lines including the Midland Mainline and TransPennine Express would be 'paused', although it was subsequently announced in September that these schemes would be resumed.

5.3 Electrification of the Great Western Mainline will provide better connections between Reading and London, Newbury, Oxford, Bristol and Cardiff. In conjunction with the Intercity Express Programme a new fleet of faster, longer electric trains will provide shorter journey times and more frequent intercity services. The committed timescales prior to the Hendy Review included electrification from London to Oxford by the end of 2016 and to Cardiff by the end of 2017; however revised timescales are anticipated to be announced by Government in due course.

5.4 Electrification of the railway line between Southcote Junction and Basingstoke had been included in the final phase of Great Western electrification works, to be completed by the end of 2018. This section of electrification is vital to enable the opening of Green Park Station as the higher performance of the electric trains will allow trains to call at the new station within the current timetable for the line, which would not be possible with the diesel trains currently operating on the line without the need for an additional train.

5.5 Delivery of a new station at Green Park is a critical element of Reading's transport strategy to facilitate the proposed level of residential, commercial and leisure development on the A33 corridor (within both Reading and south of the M4 in Wokingham) by helping to alleviate significantly increased levels of congestion on the road network. The Council has therefore been seeking assurances from both the Department for Transport and Network Rail that electrification to Basingstoke will be completed as part of the Great Western works by December 2018, however to date confirmation has not been received pending the outcome of the Hendy Review.

5.6 Officers will continue to work with colleagues at Network Rail, Great Western Railway and Thames Valley Berkshire LEP to progress plans for Green Park Station to ensure the Council is in a position to take advantage of electrification of the line when timescales have been confirmed by Government.

5.7 Members of the Committee are asked to note the contents of this report.

6. CONTRIBUTION TO STRATEGIC AIMS

6.1 The delivery of the projects outlined in this report would help to deliver the following Corporate Plan Service Priorities:

- Keeping the town clean, safe, green and active.
- Providing infrastructure to support the economy.

7. COMMUNITY ENGAGEMENT AND INFORMATION

7.1 A consultation regarding Green Park Station was undertaken as part of the planning application and progress report have been submitted to Council meeting and the Berkshire Local Transport Body.

8. LEGAL IMPLICATIONS

8.1 There are no legal implications relating to this report.

9. EQUALITY IMPACT ASSESSMENT

9.1 In addition to the Human Rights Act 1998 the Council is required to comply with the Equalities Act 2010. Section 149 of the Equalities Act 2010 requires the Council to have due regard to the need to:-

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 The Council has carried out an equality impact assessment scoping exercise on all projects, and considers that the proposals do not have a direct impact on any groups with protected characteristics.

10. FINANCIAL IMPLICATIONS

10.1 The costs associated with the delivery of Green Park Station will be met by a combination of Thames Valley Berkshire LEP, private sector and local funding sources.

11. BACKGROUND PAPERS

11.1 N/A

READING BOROUGH COUNCIL
REPORT BY COUNCIL MANAGER

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRASPOT COMMITTEE		
DATE:	24 NOVEMBER 2015	AGENDA ITEM:	13
TITLE:	READING'S CLIMATE CHANGE STRATEGY 2013-2020; PERFORMANCE REPORT TO MARCH 15		
SERVICE:	CORPORATE POLICY/ SUSTAINABILITY	WARDS:	ALL
LEAD CLLR:	Cllr Page		
AUTHOR:	Jill Marston/ Ben Burfoot	TEL:	72699/ 72232
JOB TITLE:	Senior Policy Officer/ Sustainability Manager	E-MAIL:	jill.marston@reading.gov.uk ben.burfoot@reading.gov.uk

1.0 EXECUTIVE SUMMARY

- 1.1 Reading's Climate Change Strategy 2013-2020 (Reading Means Business on Climate Change) was launched in Sept 2013, setting out a vision for Reading for 2020, a set of strategic priorities organised according to eight themes, and detailed action plans on how the strategic priorities will be delivered by partners.
- 1.2 This report presents the progress against the targets in the theme action plans for the period April 2014 to March 2015 and the first annual review of the action plan.
- 1.3 The climate change strategy seeks to develop activities that will lead to reductions in the carbon footprint of Reading Borough of 34% from 2005 levels by 2020.
- 1.4 The latest local area carbon footprint data (2013) showed Reading Borough had reduced its carbon emissions by 27% reduction per capita since 2005. It is the best performing Local Authority in Berkshire and amongst the best per carbon emission reductions of the 413 Local Authorities in the UK.
- 1.5 There have been a number of key successes in the delivery of the Climate Change action plan during the first 18 months of delivery of the strategy, including a large solar panel project on Reading's

Council housing and securing of funding for LED streetlights across the borough. There has been significant progress with sustainable transport schemes such as ReadyBike and the new pedestrian and cycle bridge across the river Thames. Other successes include the completion of the Re-Start Local business project and local community projects such as Reading Bike Kitchen.

- 1.6 Across all partners, 80.2% of actions were green and amber (on-track, complete or progressing but with minor delays/issues), with the remaining being 'red' or purple (not progressing or yet to be resourced or developed). For the delivery of actions for which Reading Borough Council is the lead, 82.5% of actions were green or amber. The full performance report against all of the actions and targets is set out at Appendix A.
- 1.7 Overall there has been significant progress, but there are some areas where timescales have slipped, local delivery partners have not been able to commit, largely due to resource constraints, or national policy changes have impacted delivery.
- 1.8 The first annual review of the action plans has been carried out, identifying changes to some of the actions, timescales and targets. These have arisen through discussions with partners on the development of the action plans over time. The revised action plans for 2015/16 are also presented at Appendix A.

2.0 RECOMMENDED ACTION

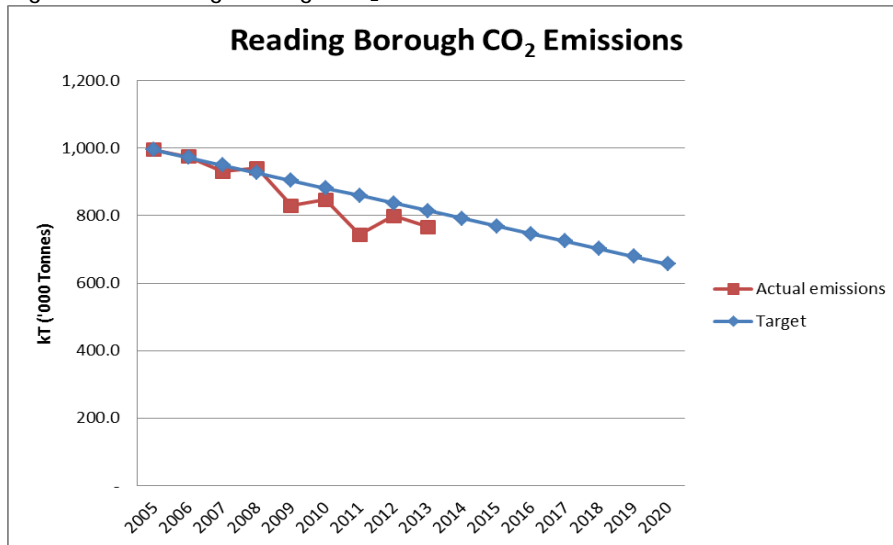
- 2.1 To note the progress that has been made in the delivery of the Reading Climate Change Strategy 'Reading Means Business on Climate Change', for the period April 2014 - March 2015.

3.0 BACKGROUND

- 3.1 The Climate Change Strategy for Reading 2013-2020 (Reading Means Business on Climate Change), was developed through extensive stakeholder consultation and launched in Sept 2013.
- 3.2 The strategy sets out a vision for Reading for 2020, with low carbon being the normal way to live and work in 2050. It proposes a target for the Borough as a whole to reduce emissions by 34% by 2020 (against a 2005 baseline).
- 3.3 The total emissions from the whole borough of Reading in 2013 (the most recent data) were 23% less than 2005 and 29% less per head of population. This is the largest reduction of any borough in Berkshire and the 4th best per capita reduction in the Southeast (of 74 authorities). Reading had the 12th best per capita reduction in

emissions of the 413 Local Authorities in the UK. Despite emissions rising in 2012, they reduced again in 2013 and remain below the target level.

Figure 1 - Reading Borough CO₂ Emissions



3.4 The strategy also presents a set of strategic priorities which form the framework for the actions within each of eight themes. These key objectives will be reviewed after three years in 2016/17.

3.5 The eight themes of the strategy are:

- Energy Supply
- Low Carbon Development
- Natural Environment
- Water Supply and Flooding
- Transport
- Purchasing, Supply and Consumption
- Education, Communication and Influencing Behaviour
- Community

3.6 'Theme leads' from a range of partner agencies (including the Council) volunteered to co-ordinate and develop each theme chapter, in consultation with stakeholders.

3.7 Detailed action plans, setting out how the strategic priorities will be delivered by partners, were published in November 2013. These include specific targets, measures and milestones for each action. The action plans are reviewed annually (see section 5).

3.8 Performance for the first six months of the action plans was reported to SEPT Committee in July 2014. This report covers the performance for the period April 14 - March 15.

3.9 Although the action plans detail delivery by a range of organisations, a significant number of actions are being delivered by the Council. The Council’s delivery within the strategy is generally embodied in existing Council policies such as the Carbon Plan, Local Transport Plan and Biodiversity Action Plan.

3.10 As part of the strategy, Reading Climate Action Network (RCAN), a wider network of organisations, businesses, communities and individuals, was also launched in September 2013. Members of RCAN seek to establish ways to meet the targets and aspirations of the strategy, committing to one of a number of possible challenges, including reducing their emissions by 7% a year. Two meetings are held per year, with the last one on 2nd June 2015, focusing on energy, attended by over forty people.

4.0 PROGRESS AGAINST ACTION PLANS APRIL 2014 - MARCH 2015

4.1 A RAG (red/amber/green/purple) status¹ has been allocated to the actions in each theme action plan. The table below summarises the proportion of each type of action.

Table 1: RAG status of all actions

	<i>purple</i>	<i>red</i>	<i>amber</i>	<i>green</i>
Energy Supply	1	1	6	12
Low carbon development	2	5	8	7
Natural environment	0	2	6	9
Water supply and flooding	3	0	2	11
Transport	1	0	5	18
Purchasing, supply and consumption	3	1	7	11
Education, Communication and Influencing Behaviour	2	6	3	6
Community	3	0	5	6
Total (152)	15	15	42	80
%age	9.9%	9.9%	27.6%	52.6%

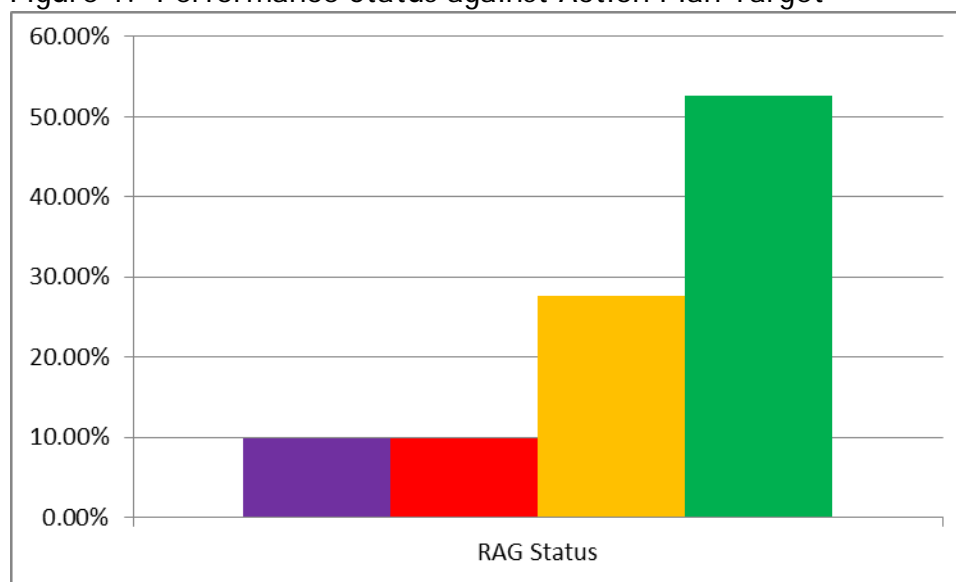
¹ **Red** = significant issues with either delivery or resourcing
Amber = work progressing or due to progress but delayed/ not to original timescale; issues but not significant
Green = complete or no issues and on time
Purple - actions which are a good idea, but which are not yet developed or resourced

4.2 The table below summarises the proportion of 'red', 'amber', 'green' and 'purple' for actions for which Reading Borough Council is the lead deliverer.

Table 2: RAG status of RBC actions

	<i>purple</i>	<i>red</i>	<i>amber</i>	<i>green</i>
Energy Supply	0	0	4	10
Low carbon development	2	5	9	6
Natural environment	0	0	3	6
Water supply and flooding	0	0	1	6
Transport	1	0	5	15
Purchasing, supply and consumption	1	1	5	5
Education, Communication and Influencing Behaviour	2	4	1	1
Community	1	0	3	1
Total (97)	7	10	31	49
%age	7.2%	10.3%	32%	50.5%

Figure 1: Performance Status against Action Plan Target



4.3 The natural environment theme has been monitored less rigorously over the last year due to lack of resource, however the majority of actions are believed to be largely on track.

Successes

- 4.4 A significant proportion of actions (53%) are 'green'. The following projects are particular successes to date:
- 4.5 The annual emissions for Reading Borough Councils corporate estate remained within target for 2014/15. In December 2014, Reading's new **Civic Offices** were commissioned and staff moved in. The new offices were refurbished with energy efficient technologies such as LED lighting and new ventilation systems. All available roof space was fitted with solar panels, which are predicted to supply 10% of the total electricity of the building. The building was predicted to use 75% less energy than the previous Civic Offices.
- 4.6 In January 2015, installation of **solar panels** on Reading's Council houses began. The project aims to install systems on 490 houses, providing free renewable energy to tenants and saving over 600 tonnes of carbon dioxide emissions per annum. The project will triple the amount of renewable energy generating equipment that the Council owns. At the time of reporting, over 450 houses have had panels installed.
- 4.7 Over the 2014/15 winter 186 vulnerable people were helped to heat their homes by the Council's **Winter Watch project**. 64% of these people had long term health conditions. Help was given with the cost of their energy bills and/or by providing free boilers and insulation.
- 4.8 Following previous work to replace around 10% of the Borough's lighting with LED lamps, in 2015 the Council was awarded funding by the government to install **LED street-lighting** across the whole borough. The project would reduce emissions by over 2000 tonnes per annum.
- 4.9 The **new pedestrian and cycle bridge** over the river Thames, connecting Caversham to the railway station was opened on the 30th September 2015.
- 4.10 **ReadyBike** was launched in 2014 and there are now 200 bicycles available to hire from at 29 locations around Reading. Demand has been strong in the first year of operation. Key statistics for the first year are:
- Over 26,000 rentals
 - Over 7,000 casual users
 - Over 220 annual members regularly using the 200 ReadyBikes
 - Average rental of over 38 minutes
 - Estimated distance of over 135,000 miles cycled between the 29 docking stations.

- 4.11 **Reading Bike Kitchen** was established, which seeks to bring old bikes back into use; volunteers help fix bikes by providing all the equipment, but passing on the skills for people to do it themselves.
- 4.12 **Food4Families** continues to expand. The project has established a number of gardens which are now independently run by the organisations that hold the land and have expanded their activities to include the 'Reading Food Growing Network'
- 4.13 **SuDs (Sustainable Urban Drainage)** are now a material consideration in all planning applications; RBC have been building in capacity for severe weather events into the drainage system in certain areas of Reading.
- 4.14 **Joint working** has been taking place between the Environment Agency, Reading Borough Council and Thames Water, including joint emergency planning at the Thames Valley Local Resilience Forum.
- 4.15 A total of 71 trees were planted across the borough in winter/spring 2015.
- 4.16 Over 100 SME companies (Small and Medium Sized Enterprises) took part in the **Re-Start Local Project**, working to develop the green economy in Reading and eastern Berkshire.
- 4.17 The **RCAN website** (Reading Climate Action Network - ReadingClimateAction.org.uk) is set up and provides resources and information for members and the public.

Delivery Constraints

- 4.18 A minority of actions have been designated 'red' (significant issues with delivery) or 'purple' (actions which are a good idea, but which are not yet developed or resourced) (11% red and 5.8% purple).
- 4.19 These actions have been considered by the Reading Climate Change Partnership Board and a number have now been amended or redefined as part of the annual review process, so that they are more realistic and achievable, given current resources. Some have been deleted where there is no evidence of available resource.
- 4.20 'Red' and 'purple' actions are listed in Appendix C, along with plans for moving forward on the issues or for deletion as part of the review.
- 4.21 In summary, key considerations include:
 - several 'purple' actions (and some 'red') have been deleted due to resource constraints across partners

- failure of the Green Deal has affected activities in the Low Carbon Development theme
- there is a need to review and redefine waste related actions in the Purchasing, Consumption and Supply chapter, in light of new Waste Strategy
- actions in the Education, Communications and Behaviour Change theme relating to both landlords and the economy have now been redefined and agreed
- further discussions with partners e.g. Thames water and University of Reading are required for a number of actions

5.0 REVIEW OF ACTION PLANS

- 5.1 When the strategy was being developed it was agreed that the actions would need to be reviewed, including their timescales and targets.
- 5.2 It was agreed that the theme action plans will be reviewed annually by the RCCP Board, with the first review taking place between October 14 and March 15.
- 5.3 As part of this first review, stakeholder comments on the actions plans were requested via RGBN (Reading Green Business Network) and RCAN (Reading Climate Action Network) websites, and via the RCAN newsletter, last autumn. A total of four responses were received from two individuals.
- 5.4 Other review changes have been proposed by theme leads as a result of discussions with deliverers. The review has identified where actions need redefining or removing, and consequently a number of 'purple' and 'red' actions have been amended or deleted, largely due to resource constraints. A number of timescales, for actions which have not been amended, will need to be reviewed over the coming months
- 5.5 The review also identified where new actions could usefully be added as new projects and opportunities emerge. A total of 8 new actions have been added to the Energy Supply, Low Carbon Development, Education, Communication and Behaviour Change, and Community theme action plans.
- 5.6 No revisions were proposed for the Water Supply & Flooding and Natural Environment action plans as part of the review.
- 5.7 The changes have been agreed by the RCCP Board and the amended action plans will be published on RGBN and RCAN. These will be used

for monitoring progress in 2015/16. The updated action plans are presented in Appendix A.

6. CONTRIBUTION TO STRATEGIC AIMS

- To Develop Reading as a Green City with a sustainable environment and economy at the heart of the Thames Valley

6.1 The Council has made a commitment to lead in tackling climate change in Reading. The success of the delivery of the Climate Change Strategy is paramount in meeting this strategic aim.

- To establish Reading as a learning City and a stimulating and rewarding place to live and visit.

6.2 Reading needs to develop a low carbon economy. Jobs and learning opportunities created in the delivery of the strategy are a key part of this.

- To promote equality, social inclusion and a safe and healthy environment for all

6.3 The health and welfare of the population of Reading depends in part on understanding and adapting to the impacts of climate change. Sustainable development and transport also lead to positive health outcomes.

7.0 COMMUNITY ENGAGEMENT AND INFORMATION

7.1 Extensive stakeholder engagement, including two very well attended workshops, influenced the development of 'Reading Means Business on Climate Change' from the outset. Three six monthly meetings of 'RCAN' have also taken place since its launch.

7.2 A draft of the strategy was published for public consultation on 1st November 2012, running for six weeks until December 14th and was extended to February 2013.

7.3 The action plans were open for public comment via RGBN and RCAN websites (www.RGBN.org.uk and www.readingclimateaction.org.uk) in Autumn 2014. Responses have been considered as part of the annual review of the action plans.

8.0 EQUALITY IMPACT ASSESSMENT

8.1 The implementation of Reading Means Business on Climate Change and associated carbon reductions benefits Reading's population as a whole by helping to mitigate the effects of climate change, as well as benefiting some sections of the population more specifically e.g. the

education and skill level of those living and working in Reading will need to be raised in order to meet the demands of an expanding 'green economy'; this will enable people generally to play a fuller part in a more cohesive society.

- 8.2 Support is given to those who are struggling to afford their fuel bills through the Winter Watch project. Grant assistance is provided through the Green Deal's ECO funding, to enable those in fuel poverty who find it difficult to heat their homes to be able to afford work such as insulation so that their homes produce fewer emissions as well as being warmer.

9. LEGAL IMPLICATIONS

- 9.1 The Climate Change Strategy is a key policy under the Local Strategic Partnership, its delivery forming part of the delivery of the Sustainable Community Strategy.
- 9.2 Nationally, legal obligations in respect of climate change are incorporated into legislation through a range of regulations set out under the Climate Change Act 2008. The Reading Climate Change Strategy does not set out any specific binding actions in relation to these regulations but offers a multi-organisation framework which constitutes the proposals for the Borough to assist in meeting the national carbon budgets.
- 9.3 The low carbon development chapter sets out the intended course of action for planning policy development and upcoming obligations relating to the Zero Carbon Standards, which are yet to be set in statute and which relate to the Building Control Regulations and National Planning Policy Framework. The strategy sets out a principle in this regard to incorporate a Zero Carbon approach in respect of new development.
- 9.4 The Energy Efficiency Directive 2012 came into force in December 2012 and member states have to implement it by June 2014. The Directive requires member states to renovate 3% of buildings "owned and occupied" by Central Government. It also says Member States shall encourage local and regional government to adopt plans, energy management systems and energy performance contracts. The publication of the UK National Energy Efficiency Action Plan in April 2014 outlines the range of public sector policies that apply to Local Authorities, although there are no specific binding targets.
- 9.5 Whilst a number of initiatives and investment proposals will be incorporated in the Climate Change Strategy Action plan, the obligations relating to the Energy Performance in Buildings Regulations, Carbon Reduction Commitment, Energy Efficiency Regulations and Energy Act are specifically addressed in the Carbon Plan 2015. This sets out the specific actions that the Council is

intending to make in relation to its use of energy and fuel in its own estate operations.

- 9.6 The Home Energy Conservation Act and Energy Act set out the obligations on the Council to make provisions and plans to improve the energy efficiency of the housing stock within its area of control. This includes stating the intended course of action in relation to the Green Deal (The Government's policy on retrofitting of buildings for energy efficiency). The Council published its updated HECA report in March 2015.

10. FINANCIAL IMPLICATIONS

- 10.1 The action plan sets out the actions that the Council and/or other partners will make to meet the strategy. Actions for which the council are the named lead delivery body were identified as deliverable within the existing budget framework of the Council at the time of producing the strategy. In many cases actions depend on national policies that have yet to be passed into legislation or that have been withdrawn or are proposed to be.
- 10.2 The responsibility for climate change policy is held by the Strategic Environment, Planning and Transport Committee. The action plans will be reviewed annually, and the committee will approve any changes to ensure that delivery is consistent with the Council's policy and budget frameworks. Should amendments to the action plans require additional resourcing, beyond the existing budget framework then the revisions will need to be approved by full Council.
- 10.3 The financial implications of the delivery of the Council's actions in relation to energy management form a key element of the financial savings programme of the Council. Annual energy bills amount to around £4m including schools. This annual revenue expenditure is predicted to rise beyond inflation and therefore it is important to maintain investment and operational control on energy and fuel to enable significant reductions in energy consumption.
- 10.4 The delivery of the Council's actions in relation to energy management forms a key element of the financial savings programme of the Council. The strategy includes investment plans for the period 2013-16. These are set out in the Council's Carbon Plan.

11. BACKGROUND PAPERS

- 11.1 The full theme performance reports are presented at Appendix A

Theme 1: ENERGY SUPPLY

Strategic Priority 1: Reduce electricity and gas consumption within the commercial and public sectors

Strategic Priority 2: Introduce smart meters and energy storage solutions in Reading

Strategic Priority 3: Develop heat supply networks to deliver low carbon heat in Reading

Strategic Priority 4: Increase amount of energy generated locally using renewable technologies

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
T1SP1.1 ³	Produce report identifying the commercial and public sector electricity consumption in Reading and identifying key opportunities for energy efficiency	Summer 2014	report	Reading Borough Council	University of Reading (Technologies for Sustainable Built Environment Centre)	Report not produced at June 1 st 2015.	Lack of data on end uses. Limited up to date local data.	Amber
T1SP1.1		Summer 2015				Student prioritised thesis. Study to be conducted Summer 2015.		
T1SP1.2	Develop and support a group of organisations to invest in their own energy efficiency programmes	March 2014	Meeting of group	Reading Borough Council	Business group - Reading UK CIC, Climate Berkshire	Group not met at June 1 st 2015	Behind schedule	Amber
T1SP1.2		Sept 2015			University of	Slippage due to other priorities in Sustainability team		

¹ Red = significant issues with either delivery or resourcing

Amber = work progressing or due to progress but delayed/ not to original timescale; issues but not significant

Green = complete or no issues and on time

Purple = actions which are a good idea, but which are not yet developed or resourced

² Shaded rows = annual review changes for 15/16

³ T = theme; SP = strategic priority

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
					Reading, Thames Water, large retail stores	Reason for review change ² at Reading Borough Council. Reading UK CiC not involved.		
T1SP1.3	Council Energy Plan Programme - corporate buildings and new Civic Refurbishment project	2013-2016	<ul style="list-style-type: none"> • Civic refurbishment project 2014 • Low energy Street lighting 2013 to 2016 • Other building refurbishment projects 2014-16 	Reading Borough Council	Public sector group	<ul style="list-style-type: none"> • Programme reviewed. • New Civic delivered and Solar Housing on track. • Programme reviewed - new Reading Borough Council carbon plan • New whole borough LED street lighting project 	All aspects of programme being progressed. Some uncertainty around future of council buildings. LED street-lighting programme being re-modelled.	Green
T1SP1.3			<ul style="list-style-type: none"> • Civic refurbishment project 2014 • Low energy Street lighting 2013 to 2016 • Re-Fit building refurbishment project phase 1 2015 to 2017 			Civic building progressed within timetable. Remaining buildings 2015 to 17.		
T1SP1.4	Continue to offer schools support on energy and carbon management and seek potential development	ongoing	Service Level Agreement published ahead of each business year. Report number of signatories.	Reading Borough Council	Reading Schools	Partially met - Support provided to schools for investment but SLA discontinued due to lack of uptake and removal of schools from Carbon		Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
						Reason for review change ²		
						Reduction Commitment. SALIX projects delivered in a number of schools and more projects in pipeline.		
T1SP1.4	Continue to offer schools support on energy efficiency and renewable energy investment. School expansion project to include solar panels	2016 to 2020	<ul style="list-style-type: none"> Issue SALIX finance to 3 schools per annum Encourage uptake of SEELS (SALIX energy Efficiency Loans) funding for schools. Expansions complete to energy efficient standards. 			SLA now terminated due to lack of uptake. Continue to offer capital investment through SALIX. School expansions due to take place from 2016.		
T1SP2.1	Produce a model that identifies where electricity loads in buildings can be reduced at peak periods.	Dec 2014	Engineering Doctorate Thesis with Technologies for Sustainable Built Environment Centre	Reading Borough Council	University of Reading. T.S.B.E. centre.	Slight slippage to Mar 31st 2015 due to doctorate extension. Thesis completed	Limited data on heating and cooling systems locally esp. for smaller buildings.	Green
T1SP2.2	Raise awareness of benefits of smart meters for households and businesses	December 2015	publicity on smart meters by 2015	utility companies	Reading Borough Council	SSE have information on website		Green
T1PS2.3	Encourage and increase the number of meters and other resource monitoring/saving devices installed in buildings and other energy/resource using facilities across Reading	March 2014	source resources to deliver messages year 2	Reading Borough Council	University of Reading	Reading Borough Council and University of Reading have both installed - Further stages of investment progressing.	Configuration of data systems to connect to smart metering and enable effective analysis and energy management.	Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
						Reason for review change ²		
T1PS2.3	Encourage and increase the number of smart meters and other resource monitoring/ saving devices installed in buildings and other energy/resource using facilities across Reading					Reading Borough Council and University of Reading are increasing the number of smart meters in their stock every year. Other organisations could be encouraged to follow suit.		
T1SP3.1	Identify planning sites that are suitable for decentralised energy networks.	March 2015	Shortlist of suitable sites identified.	Reading Borough Council, Thames Valley Energy	Climate Berkshire	Sites being identified. Funding from Government for feasibility on Council site. UoR completed district heating system. Kenavon Drive phase 1 incorporates network elements.	Substantial infrastructure planning implications	Green
T1SP3.1	Identify planning sites that are suitable for decentralised energy networks. Implement policy to incorporate district energy into appropriate planning sites.							
T1SP3.2	Identify existing anchor heat-loads, such as hotels, high density domestic developments, leisure centres etc.	September 2014	produce heat map of borough.	Thames Valley Energy	Reading Borough Council	Heat map not produced - could be resource issue - some heat mapping planned		Amber
DELETE T1SP3.2						Action DELETED due to lack of resource		
T1SP3.3	Identify procurement approaches for capital	September 2015	Initial report on options for specific	Reading Borough	Private sector	RBC won Govt funding to develop		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
						Reason for review change ²		
	investment and operational functions.	March 2016	sites. Business planning for sites or private sector driven through planning/investment.	Council,		business case.		
T1SP3.3	Develop district energy projects in Reading amongst partners.					Action aligned with target		
NEW T1SP3.4	Disseminate information about complete district energy schemes	March 16	University of Reading scheme	University of Reading	Reading Borough Council	NEW ACTION as University of Reading have completed scheme.		
T1SP4.1	Create a renewable energy deployment strategy for group of businesses and public sector organisations	March 2014	Produce report for end March 2014	Thames Valley Energy	Reading Borough Council	Target needs slight revision and joining to 4.3 but renewable energy evidence base work complete.	Resource pressure	Green
T1SP4.2	Produce Reading Borough Council Energy and Carbon Management Policy	March 2014	Report to Strategic Environment, Planning and Transport committee March 14	Reading Borough Council	Draft now planned for July 2014 - full evidence base to follow later	1 year late but scheduled for Strategic Environment Planning and Transport Committee July 15	Resource pressure	Amber
T1SP4.2	Deliver Reading Borough Council 'Carbon Plan'					Policy name changed		
T1SP4.3	Produce a renewable energy investment strategy to provide 8% of local power, identifying most investable renewable energy in borough, making consideration of solar photovoltaics, solar	September 2014	Report to Reading Climate Change Partnership	Thames Valley Energy	Reading Borough Council	See 4.1; 2 stakeholder workshops held; evidence complete, but further work progressing to finalise strategy	Resource pressure	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
						Reason for review change ²		
	thermal, ground source heat pumps, wind, anaerobic digestion, biomass and gasification processes, and hydro power.							
T1SP4.3		<ul style="list-style-type: none"> • Sept 2014 • April 2015 • October 2015 	<ul style="list-style-type: none"> • Evidence Base complete • Workshops with partners • Report to Reading Climate Change Partnership 			Evidence base complete in time, but chosen to further develop strategic document working with partners		
T1SP4.4	Deliver Council Energy Plan Programme - Renewable energy projects - includes Photovoltaic Solar panels and biomass heating.	March 2016	<ul style="list-style-type: none"> • 1st Biomass project March 2014 • Solar photovoltaic on housing Aug 2014 	Reading Borough Council	Thames Valley Energy	Solar Housing project installation on track for July/Aug completion. Biomass - Cedar Court site operational		Green
T1SP4.4					Reading Sustainability Centre	Sustainability Centre newly formed and more focussed on delivery.		
T1SP4.5	Work with small businesses to encourage uptake of renewable energy	September 2014	5 x Re-Start Local events, 60 businesses 12hrs assistance	Reading Borough Council, Institute for Sustainability	Thames Valley Energy	<ul style="list-style-type: none"> • 124 businesses have received support on Re-Start project • Achieved 72 businesses at 12 hours assistance level. 		Green
T1SP4.6	Build local supply chains for technologies by	September 2014	6 x Re-Start Local events, 60	Reading Borough	Thames Valley	As above	As above	Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
						Reason for review change ²		
	building local skills and engaging local companies in larger contracts		businesses 12hrs assistance	Council, Institute for Sustainability	Energy			
T1SP4.7	Attract local and inward investment for renewable energy development	Sept 2015	Identify investment routes for projects identified in 4.3.	Reading UK CIC	Reading Borough Council	No progress	This process can not progress until 4.3 complete. New lead also needs to be found.	Purple
T1SP4.7	Identify local and inward investment options for renewable energy development			Reading Climate Change Partnership		Need to initially identify options		
T1SP4.8	Encourage local communities and businesses to support the development of renewable energy in their communities	July 2014	<ul style="list-style-type: none"> • Communication plan for renewable energy for communities and businesses. • Identify potential buildings and locations. Identify interested parties • Provide technical advice to interested groups 	Reading Borough Council	Reading Voluntary Action, Greater Reading Environmental Network, Transition Town Reading	Working closely with Reading Sustainability Centre Hydro scheme - support given for feasibility		Green
T1SP4.8			<ul style="list-style-type: none"> • Identify potential buildings and locations. Identify interested parties • Provide technical advice to interested groups 			Incorporated into overall communications plan for strategy.		
T1SP4.9	Create a number of community showcase	March 14	Identify potential buildings, RISC	Reading Borough	Reading International	<ul style="list-style-type: none"> • Green Park turbine tours • RISC publicise 	Need to communicate these	Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status ¹
						Reason for review change ²		
	facilities in Reading		solar and Green Park wind turbine, To identify others	Council	Solidarity Centre, Green Education	their solar panels	sites; include in comms plan	
T1SP4.9	Create a number of community showcase facilities in Reading and run tours							
T1SP4.10	Implement a bulk buy scheme for renewable energy	TBC	Identify opportunities for renewable energy supplier discounts	Transition Town Reading	Reading Neighbourho od Network	Not progressed	No resource to take forward currently. Possible community share options being considered.	Red
DELETE T1SP4.10						Action DELETED as no resource to take forward currently		

Theme 2: LOW CARBON DEVELOPMENT

Strategic Priority 1: Buildings in Reading to be built to high standards of energy efficiency incorporating on-site renewable energy where possible

Strategic Priority 2: Retrofit energy efficiency measures into Reading's buildings

Strategic Priority 3: Improve properties to reduce fuel poverty in Reading

Strategic Priority 4: Enable uptake of Green Deal and associated grants in Reading

Strategic Priority 5: Monitor and minimise the 'embodied carbon' incorporated into construction projects

Strategic Priority 6: Continue to develop planning policies that:

- support the reduction of green-house gas emissions directly and indirectly from the borough
- reduce the risks of climate change on the communities of Reading

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review change		
T2SP1.1	Ensure new buildings in Reading meet high standards of energy efficiency in design and construction & install the most appropriate on site renewable energy generating technologies; specifically, review available and emerging standards	March 2016	Establish planning policies that support standards with highest feasible FEE (Fabric Energy Efficiency)	Reading Borough Council		Target timescale for Local Development Framework delayed to 2017.	Under current government regulations local planning policies can have little/no impact on FEE - replaced by Building Regs.	Amber
T2SP1.1		September 2017	Establish planning policies that encourage: <ul style="list-style-type: none"> • high FEE (Fabric Energy Efficiency) • Low carbon heating • Renewable energy 			Timescale: Likely date of LDF Revision; delays in government policy around 'Zero Carbon' Target: modified to cover whole scope of action.		
T2SP1.2	Attract low carbon developments to Reading that adopt high	March 2015	Actively engage with developers	Reading Borough Council		No progress.	No plan in place currently.	Red

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
	standards of energy efficiency such as Minergie or Passive House		about demonstration homes to gauge market interest				RBC to investigate if anything is, or can be, done at 'Pre-App' stage. <i>Delayed - timescale changed as part of review.</i>	
T2SP1.3	Research and investigate potential for 'Community Energy Fund' ahead of zero carbon standards	March 2015	Report with recommendations about implementing scheme.	Reading Borough Council		Element Energy Report (2012) documents status at that date. No recent progress - pending government decisions.	Govt. policy on support for local funds still not clear.	Amber
T2SP1.3		September 2015				Timescale: delayed because government policy not clear so cannot finalise approach.		
T2SP1.4	Implement a local allowable solutions 'Community Energy Fund' to take advantage of allowable solutions locally; implement planning policies that require its use by developers who are not able to establish sufficient on site measures to reduce carbon emissions to zero carbon through Fabric Energy Efficiency	November 2015 dependant on building regulations and planning policy developments	Implementation of fund mechanism	Reading Borough Council	Climate Berkshire	No recent progress - pending government decisions.	RBC cannot make progress without government guidance. Would be useful to develop a list of projects.	Amber
T2SP1.4		March 2016. dependant on building regulations				Timescale: delayed because government policy not clear so cannot finalise approach.		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
		and planning policy developme nts						
NEW T2SP1.5	Ensure local construction complies with the zero carbon regulations.	March 2016	Proposal to SEPT	Reading Borough Council		NEW ACTION: Under consideration by Reading Borough Council		
NEW T2SP1.6	Establish whether national data can be used to create a local public register of Energy Performance Certificates in the Borough - to track progress and to celebrate success	September 2015	Identify software options, restrictions and costs	Reading Borough Council		NEW ACTION: Action text modified May 2015 after discussions.		
T2SP2.1	Make guidance available for householders and businesses on retro-fitting renewable energy and energy-saving technologies, including technologies and financial assistance	Six monthly reviews	Regularly updated web pages - Information and links on RCAN website to EST and other websites, as necessary/relevant	Reading Climate Change Partnership		There is some information for organisations but little for individuals. Little progress in latest 6-month review period	No evidence of active review.	Amber
T2SP2.1			<ul style="list-style-type: none"> Regularly updated web pages Information and links on RCAN Active publicity campaign 			Target: modified to simplify first bullet and to add second bullet.		
T2SP2.2	Review performance of Reading homes as shown by the Private Housing Condition Survey and use information to target energy saving activity and action.	September 2013 - March 2015	Completion of Home Energy Conservation Act (HECA) report.	Reading Borough Council	Housing associations and landlord groups	HECA report reviewed March 2015.	Govt 'Green Deal' scheme not attractive.	Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T2SP2.2		Ongoing				Revised to show continuing action		
T2SP2.3	Develop case studies and show homes networks ('such as super-homes') that encourage renovation and re-use of empty buildings rather than building new homes. Explore links to refurbishments of older buildings.	March 2015	<ul style="list-style-type: none"> Establish specific show homes in Reading through volunteers and/or where funding available. Possible link to heritage open days. 	Reading Borough Council	Superhomes network, Reading community groups	One privately-owned Superhome was opened to public in 2014.	Reading Borough Council has some exemplar homes that could be used and presented 2 case studies at RCAN event in June 2015; need to discuss with other potential partners	Amber
T2SP2.3	Develop case studies and show homes networks that encourage renovation and re-use of empty buildings rather than building new homes. Explore links to refurbishments of older buildings.					March 2015 was not achieved - recommend set date September 2015 - Reading Borough Council has some good properties.		
T2SP3.1	Provide personalised service to help house holders access Energy Company Obligation subsidies and other services/funding available.	ongoing til March 2017	Continue Warm Homes initiative.	Reading Borough Council	Energy companies and switching services	Winter Watch plus Draughtbusters have done useful work over both winter periods.	Public Health finance has been agreed to continue to 2017.	Green
T2SP3.1	Provide personalised service to help house holders - especially those most vulnerable to fuel poverty, and in particular those that are at imminent health risk - to access Energy Company Obligation subsidies and other services/funding available.	Ongoing until March 2017	Continue Winter Watch initiative. <ul style="list-style-type: none"> 2 x staff available to provide service Reach at least 100 households in need 			3.1 combined with 3.5 Action: changed to include text from 3.5. Target: Change 'Warm Homes' to 'Winter Watch' and changed to include targets from 3.5.		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T2SP3.2	Provide switching/energy bills advice service for those struggling to afford to heat their homes.	ongoing	Integrate into Warm Homes Initiative.	Reading Borough Council	Energy companies and switching services	In 2013/14 season Citizens Advice Bureau contacted 618 people. No evidence reported yet for 2014/15	Part of 'Winter Watch'- but propose to keep as separate action.	Green
T2SP3.2			Continue Winter Watch initiative			Target: Change 'Warm Homes' to 'Winter Watch'		
T2SP3.3	Improve standards of empty homes and seek to re-occupy	March 2014	<ul style="list-style-type: none"> • Continue Council Tax premium for long term empty properties • Annual report on empty homes progress 	Reading Borough Council		<ul style="list-style-type: none"> • Tax premium continues at 150% on empty properties; • Number of homes categorised as Long Term Empty Premium decreased to 91 from 132 in March 2014. 	Complex issues involved. Policy and effectiveness in improving standards should be reviewed.	Green
T2SP3.3		Annual				Timescale: change to 'annual' to correspond with target.		
T2SP3.4	Loan lease on empty homes working in partnership with Registered Social Landlords	ongoing until March 2015	Approx 30 properties	Reading Borough Council	Housing Solution and Radian Housing	No loans made.	Scheme is not attractive to Reading landlords.	Red
DELETE T2SP3.4						Action DELETED - RBC advise that it is not effective.		
T2SP3.5	Continue to support those most vulnerable to fuel poverty, in particular those that are at imminent health risk through the	Ongoing subject to funding	<ul style="list-style-type: none"> • 2 x staff available to provide service • Reach at least 	Reading Borough Council		Winter Watch plus Draughtbusters have done useful work over both	Public Health finance has been agreed to continue to 2017.	Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
	'Winter Watch' project		100 households in need			winter periods.	<i>Combined with 3.1 as part of review - all part of Winter Watch.</i>	
DELETE T2SP3.5						Action DELETED - integrated into 3.1		
NEW T2SP3.6	Prepare for mandatory Minimum Energy Performance Standards from April 2018 (applies to rented properties)	September 2015	Propose policies to encourage early adoption and enforce compliance	Reading Borough Council		NEW ACTION		
T2SP4.1	Establish a contracted Green Deal Energy Company Obligation provider in Reading; contract to include local employment, high quality of specified works, high customer standards and finance as needed	March 2014	<ul style="list-style-type: none"> • Develop awareness raising programme for Green Deal in the borough • Develop proposals for ECO funded schemes that also incorporate social benefit 	Reading Borough Council	Housing associations, other Berkshire Authorities	<ul style="list-style-type: none"> • RBC was working to establish a networked heating contract with MITIE but stopped early April 2015. • MITIE not currently interested in Green Deal or ECO work 	Green Deal not attractive to people.	Red
T2SP4.1		March 2016	Develop proposals for ECO funded schemes that also incorporate social benefit			Timescale: now needs to change to 2016 Target: Delete Green Deal Awareness - it is not happening and the principle is covered in 2.1 and 3.1		
T2SP4.2	Prepare scheme to publicise the Green Deal to appropriate households	ongoing	Progress report with number of households contacted	Reading Borough Council		No progress.	Green Deal not attractive to people.	Red
DELETE T2SP4.2						DELETED - no significant scheme in prospect and the principle is covered in 2.1 and 3.1. Re-instate if Green Deal becomes attractive.		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T2SP4.3	Continue to offer advice to householders about the Green Deal through Green Deal Pioneer Place project	March 2014	Provide telephone service. 2 x officers who can assist householders.	Reading Borough Council	Chosen Green Deal contractor and associated sub-contractors Dept of Energy and Climate Change	No action. Pioneer Place project had finished before Action Plan started.	Green Deal not attractive to people.	Not appropriate
DELETE T2SP4.3						DELETED - Pioneer Places is over and the principle is covered in 2.1 and 3.1		
T2SP4.4	Monitor and review up-take of Green Deal and Energy Company Obligation funding through government statistics or if not available from the major provider(s) in the area	annually	<ul style="list-style-type: none"> • Number of participants at each stage • Funding allocated • Annual energy saving due to Green Deal Energy Company Obligation 	Reading Borough Council	Green Deal contracted party	Have been unable to access statistics	Reading Borough Council is in discussion with Reading University	Amber
T2SP5.1	Identify suitable research to identify case studies of mechanisms to estimate embodied energy/carbon in new development	March 2014	Identify case studies.	Peter Brett Associates or University?		Study undertaken by Peter Brett Associates at Reading University		Purple
T2SP5.1		March 2015		??		Have not established a delivery partner - and question if this should be a local action rather than a national initiative. Timescale: Date changed Lead Partner: deleted		
T2SP5.2	Identify the carbon costs of development for life-time carbon when submitting planning applications in accordance with Code for Sustainable Homes and BREEAM standards	March 2016	Planning policy review	Reading Borough Council	Reading Borough Council	No progress - not expected until later in Local Development Framework (LDF) cycle.	Govt. changes reducing scope of local planning policies action not a priority for LDF.	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T2SP5.2	Identify the carbon costs of development for life-time carbon when submitting planning applications	March 2017				Action: Government standards are changing - not appropriate to be specific. Timescale: revised in line with LDF expectations.		
T2SP5.3	Develop policies that stipulate energy and sustainable design solutions that are appropriate to the density and location of buildings	March 2016	Review of planning policy documents.	Reading Borough Council	University of Reading	No progress to report. Barton Willmore / UoR's 'Smart and Sustainable Reading 2050' report not published yet.	Govt. changes reducing scope of local planning policies -action not a priority for LDF.	Amber
T2SP5.3		March 2017				Timescale: revised in line with LDF expectations.		
T2SP6.1	Ensure that drainage design is sufficient to allow for increased intensity rainfall in new developments and infrastructure construction/repairs	Ongoing	Six monthly report	Reading Borough Council	Environment Agency (until SuDS Approval Boards take responsibility)	<ul style="list-style-type: none"> All major planning applications must now be accompanied with a SuDS design. Public consultation on Local Flood Risk Management Strategy for Reading ended April 2015. 	Government changed responsibility for SuDS approval to Reading Borough Council Planning (not a separate SuDS Approving Body).	Green
DELETE T2SP6.1						DELETED from T2SP6 and incorporated under T4SP3 - "Reduce the risk of damage due to flooding."		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T2SP6.2	Assess care homes for risk of heat waves; implement measures to ensure that care customers are not at risk of hot conditions; develop low carbon cooling approaches for care homes	March 2015	Produce report	Reading Borough Council		Energy officer looked at Care Homes in summer 2014 but no evidence of recent progress.	Need evidence of assessment plan to cover both RBC and privately-owned care homes. 'Heatwave National Action Plan' is relevant but need evidence that it is being acted upon.	Red
T2SP6.2		Sept 2015				Needs to slip to September 2015.		
T2SP6.3	Ensure public spaces and park-areas have sufficient shade and places to rest to reduce risks of over-exposure to sun and potential health impacts, through implementation of Tree Strategy (see Natural Environment chapter and Action Plan)	March 2014	To be developed	Reading Borough Council	Tree wardens	<ul style="list-style-type: none"> • Council inspect all trees on 3-5 year cycle; planted 233 trees in 2013-14 and 190 in 2014-15. • Tree Wardens planted 15 in 2013-14 - no information for current year. 	Lack of evidence of planning for shade. RBC has target of 10% increase in canopy cover by 2030 - propose to review progress in 2018.	Amber
T2SP6.3		On-going - six-monthly report	10% increase in canopy cover target from Tree Strategy Evidence of CC-aware planning for shade			Timescale: change to make on-going Target: new targets from Tree Strategy and to relate to T2SP6		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T2SP6.4	Establish funding to conduct research into predicted impacts from storm damage in Reading to 2100 to inform building design; revise planning policies in light of evidence	March 2015	Research proposal by March 2014	University of Reading, TBC	Reading Borough Council	No evidence of progress.	Have not reached agreement with a lead partner. RBC considering progressing via 'Climate SE'. Question if this should be a local or national action?	Purple
DELETE T2SP6.4						DELETED: no resource. Hope to pursue at regional level via 'Climate SE' in which case would be a new Action.		
T2SP6.5	Research 'green roofs and walls' to inform specific policies and make available guidance on their costs and benefits for developers, planners and public so that their relative merits for different policy objectives relating to climate change (and other benefits/dis-benefits) can be taken in to account in design and planning	March 2015	Planning policy review	Reading Borough Council	University of Reading	No evidence of progress in original timescale - too early in Local Development Framework cycle.	Have never reached agreement with University of Reading.	Purple
T2SP6.5		March 2017			deleted	Timescale: change to 2017 in line with expected LDF timescale. 'Other Delivery Partner': delete University of Reading - have not been able to establish support for this action from them.		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T2SP6.6	Continue to review strategic plans for economy, housing, population, industry etc. to ensure they are compatible with local and national emissions targets. Revise strategic plans to manage the amount, type, and location of housing and business development in and around Reading to deliver a low-carbon (and low-cost) economy	ongoing	Consultation response from Reading Climate Change Partnership to Local Plan	Reading Climate Change Partnership	Local Enterprise Partnership Climate Berks	No consultations on Local Development Framework in period.	Reading Borough Council agreed to put Reading Climate Change Partnership on list of consultees.	Green

Theme 3: NATURAL ENVIRONMENT

Strategic Priority 1: Improve the quality and connectivity of natural habitats

Strategic Priority 2: Encourage local community groups and businesses to become more involved in the management of local green spaces

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T3SP1.1	Review the Reading Biodiversity Action Plan and update the plan to take account of climate change	2015	New Biodiversity Action Plan in 2015	Reading Borough Council		Nothing to report in period When due??		Green
T3SP1.2	Monitor the proportion of Local Wildlife Sites in positive conservation management in line with government guidance on Single Data List 160	ongoing	<ul style="list-style-type: none"> All Reading Borough Council sites to be in positive conservation management by 2015 Reading Borough Council to encourage other landholders to manage their sites 	Reading Borough Council	Other landowners as appropriate	On track - progress reported in the Annual Monitoring Review.		Green
T3SP1.3	Keep under review, in light of climate change science: Tree Strategy, Orchard Project, Open Spaces Strategy, Thames Parks Plan and the document 'Reading Waterspace - A Vision for the Thames and Kennet'	Sept 2014	Status report. Progress report on each project annually.	Reading Climate Change Partnership	Reading Borough Council	<ul style="list-style-type: none"> Tree Strategy is being progressed but there is no monitoring. Orchards planted in 3 locations. Open spaces strategy actively used 	Resourcing to monitor strategy	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						but not monitored - 3 new areas; Reading Waterspace vision was never adopted.		
T3SP1.4	Identify areas of grass land of highest habitat value and manage as meadow	March 2014	<ul style="list-style-type: none"> • Staff training / awareness days • Statement about grass cutting policy on website 	Reading Borough Council	Private individuals and volunteer groups	<ul style="list-style-type: none"> • Management of conservation grass areas contracted out. • Council website currently being re-written. • Urban pollinators project recently finished. 		Green
T3SP1.5	Help facilitate the work of the Berkshire Local Nature Partnership in respect of Reading sites.	ongoing	Input to Berkshire Local Nature Partnership	Reading Borough Council	Berkshire Local Nature Partnership	Reading Borough Council sitting on board and contribute financially.		Green
T3SP1.6	Undertake periodic ecological surveys of Reading's Local Wildlife Sites and review status in line with government and local guidance	each site is surveyed as a minimum every 5 years	Annual review of surveyed site status	Reading Borough Council	Thames Valley Environmental Records Centre,	On track - ongoing		Green
T3SP1.7	Periodically update the Berkshire phase 1 habitat map	2018	Periodic review approx every 5 years, next due circa 2018	Thames Valley Environmental Records Centre	Reading Borough Council	Last update completed in 2014.		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T3SP1.8	Raise awareness of Biodiversity Opportunity Areas and seek opportunities to engage with landowners and encourage them to manage land in accordance with the objectives for their area	December 2013	Progress report and plan	Berkshire Local Nature Partnership	Thames Valley Environmental Records Centre, Reading Borough Council	Berkshire Local Nature Partnership now established and deciding its priorities. No progress report yet.	Target and milestone date needs reviewing.	Amber
T3SP1.9	Encourage groups, individuals and organisations to share ecological data with Thames Valley Environmental Research Centre so that this information can be used to inform studies into the effects of climate change on biodiversity	ongoing	Annual report from Thames Valley Environmental Records Centre to Reading Borough Council	Thames Valley Environmental Records Centre		Report by Thames Valley Environmental Records Centre complete		Green
T3SP1.10	Assess adequacy of control over conversion of front gardens to parking	March 2014	Review of policy to committee with recommendations	Reading Friends of the Earth	Reading Borough Council	No progress - proposed postponement.	Timescale to be reconsidered as part of annual review	Amber
T3SP1.11	When reviewing management plans for public land ensure green infrastructure is considered as well as other physical and social issues; consider management plans with involvement of partners	Sept 2014	Produce checklist for key green infrastructure considerations to be applied to high profile sites.	Reading Borough Council		No checklist but planning policy framework makes certain requirements for trees and other green infrastructure.	Not aligned with current work programmes.	Amber
T3SP1.12	Raise awareness of the importance of green infrastructure for adapting to climate change and the economic benefits it provides	March 2014	Produce a briefing for multi-agency use in publicity.	Reading Borough Council	University of Reading, Reading Friends of the Earth	No progress reported although possible use of RCAN website for this.		Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T3SP1.13	Assess and seek improvement of waterways, river and canal banks as wildlife corridors	March 2014	Identify improvements to managed areas.	Reading Borough Council	Environment Agency, Berkshire Local Nature Partnership, Canals and Rivers Trust.	The Core Strategy sets out the framework. There are some specific management plans for certain sites - e.g. Kennet Island, A33		Amber
T3SP1.14	Assess and seek improvement of railways as wildlife corridors	March 2014	Identify activity through existing management plans.	Network Rail	Berkshire Local Nature Partnership	No progress	No local advocate identified	Red
T3SP2.15	Sustain and grow local wildlife activities, especially for children	Ongoing	Wildlife community events (Estimated 94 meets in 2012)	Econet, Globe Groups	Connect Reading (businesses)	Estimated 70 volunteering sessions from Sept - March ??.		Green
T3SP2.2	Encourage teaching about wildlife in schools; provide training and information for teachers; look at expanding Reading's Outdoor Classroom	March 2014	Produce action plan	Reading Borough Council	Berks, Bucks And Oxon Wildlife Trust, Econet	Between June 2013 and March 2014, 527 primary school children received a free outdoor lesson in one of Reading's wildlife sites.		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T3SP2.3	Provide guidance on wildlife gardening with assistance from partners	March 2014	Guidance on website. Establish a channel for local expertise sharing	Econet, GLOBE groups (Oxford Road Community Gargen & Ridgeline)	Berks Bucks And Oxon Wildlife Trust, Econet	No progress received		Red

Theme 4: WATER SUPPLY AND FLOODING

Strategic Priority 1: Manage demand for and supply of water to reduce the expected impact of water shortages on consumers and on wildlife

Strategic Priority 2: Reduce the carbon footprint of water supply and water heating

Strategic Priority 3: Reduce risks of damage due to flooding

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review change		
T4SP1.1	Publish and deliver the Water Resources Management Plan	ongoing	Improved 'Supply Demand Balance'	Thames Water	Environment Agency	Produce statutory plan in accordance with deadlines		Green
T4SP1.2	Monitor the frequency of occurrence of drought conditions and restrictions on supply	2020	<ul style="list-style-type: none"> Hosepipe bans less frequent than every 10 years 'Temporary Use Bans' less frequent than every 20 years 	Thames Water	Environment Agency	Environment Agency monitors water levels and publishes a monthly water situation report		Green
T4SP1.3	Ensure that Reading's strategic development plans are compatible with expected availability of water supplies	on review of planning policy documents	Approval by Thames Water and Environment Agency	Reading Borough Council	Thames Water, Environment Agency	Reading Borough Council are working on their Local Plan; water reduction policies will be incorporated		Amber
T4SP1.4	Identify key groups of Reading water users for whom supply restrictions may be business-critical and assist them to become more resilient	2015	Identification of key groups	Climate Berks	Local Economic Partnership, Reading UKCIC, Chamber of Commerce, Thames Water, Environment Agency	No progress	No resources identified at current time.	Purple
T4SP1.5	Reduce demand for water in existing buildings by providing free water saving devices	ongoing	Deployment of devices to building operators	Thames Water		Thames water offers a range of free water saving devices		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review change		
T4SP1.6	Incorporate water efficiency measures into development control practice and Reading Borough Council policies.	Mar 2016	<ul style="list-style-type: none"> Incorporation of water efficiency as a priority into planning policy reviews. Incorporation of water management into Councils policies. 	Reading Borough Council		Reading Borough Council to incorporate this into their local policies. This is included in current plans but will be updated		Green
T4SP1.7	Establish joint working approach with Thames Water, the Environment Agency and Reading Borough Council to engage public support to reduce consumption at times of water stress.	Mar 2015	Establish coordination practices	Thames Water	Environment Agency, Reading Borough Council	When there is a risk of drought conditions, organise local campaigns to reduce water consumption		Green
T4SP2.1	Work with Thames Water to educate consumers and property developers to reduce the use of hot water	ongoing annual reporting.	<ul style="list-style-type: none"> Target water saving actions to include hot water consumption Report on up-take of measures to reduce hot water consumption 	Reading Climate Change Partnership Behavioural Change Group	Thames Water, Reading Borough Council	No progress to report. Further discussions with Thames Water required.		Red
T4SP2.2	Encourage use of low carbon energy sources to heat water - (see Strategic Priority 3 in Energy Supply section)	July 2014	Produce a list of measures for reducing household hot water wastage/consumption.	Reading Borough Council	Reading Borough Council, Thames Water	Posted on RCAN (Reading Climate Action Network) website		Green
T4SP2.3	Reduce energy used in water supply and sewage treatment	ongoing	Data submitted to Carbon Reduction Commitment Registry (regulated by Environment	Thames Water		12/13 - 13/14 was an increase from 266.1 to 272.5 kg CO2 per million litres of water;		Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review change		
			Agency)			pending data for 14/15 year.		
T4SP3.1	Issue flood warnings	ongoing	As per Flood Management Programme	Environment Agency	Other principal response agencies	Timely flood warnings will be given, via a variety of channels		Green
T4SP3.2	Implementation of Council Flood Plan	ongoing	Annual report	Reading Borough Council		Consultation closed on Flood Risk Management Strategy		Green
T4SP3.3	Implement sustainable urban drainage systems (SuDS) in accordance with Planning policies and in delivery of infrastructure	ongoing	Number of new SuDS installed	Reading Borough Council	Developers, Environment Agency (until SuDS Approval Boards take over responsibility)	Ensure that developers include SuDS within development schemes whenever practically possible		Green
T4SP3.4	Seek to establish resources to conduct a review of the implementation of effective SuDS across borough	March 2014	Audit report on capability	University of Reading	Reading Borough Council, Environment Agency	Awaiting response from University student		Purple
T4SP3.5	Identify properties at risk of flooding and provide advice on resistance and resilience measures	March 2014	Complete survey of users and plan future action	Reading Borough Council	Local Economic Partnership, Reading UK CIC, Chamber of Commerce, Thames Water, Environment Agency	The Environment Agency produce flood maps and advice on being prepared for flooding, annual campaign delivered in Autumn 2014		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review change		
T4SP3.6	Engage with major utilities, service providers and retailers to gain assurance that essential supplies can be maintained in conditions of flood	March 2014	Action plan to do this prepared and agreed	Reading Borough Council	Thames Water Highways Agency, Local Economic Partnership, Reading UK CIC	Part of the Flood Risk Mangement Strategy.		Green
MOVED T4SP3.7	Ensure that drainage design is sufficient to allow for increased intensity rainfall in new developments and infrastructure construction/repairs	ongoing	Six monthly report	Reading Borough Council	Environment Agency (until SuDS Approval Boards take responsibility)	MOVED from Low Carbon Development action plan		

Theme 5: TRANSPORT

Strategic Priority 1: Develop a transport infrastructure which supports more low carbon travel options for people in Reading

Strategic Priority 2: Reduce energy use and embodied energy in transport infrastructure

Strategic Priority 3: Manage transport infrastructure and services to prepare for climate change

Strategic Priority 4: Encourage non-car travel for all sectors of the population, through targeted advice, incentives and enforcement

Strategic Priority 5: Reduce the air pollution from vehicles

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T5SP1.1	Build pedestrian cycle bridge	Summer 2015	procure, build, monitor use	Reading Borough Council	Sustrans, landowners	Construction underway	Third party matters delay programme. Timescale does not include monitor use.	Amber
T5SP1.2	Launch cycle hire	Spring 2014	monthly use	Reading Borough Council	Various	Launched June 2014 and ongoing monthly monitoring is taking place.	Long term viability - sponsorship being sought.	Green
T5SP1.2		ongoing				Timescale amended		
T5SP1.3	New and upgraded premier cycle routes	ongoing	new links and new facilities	Reading Borough Council, (Local Sustainable Transport Fund partnership)		London Road and Cemetery Junction improvements complete. Oxford Road improvements planned for Summer 2015.	Availability of longer term funding	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T5SP1.4	Support electric vehicle charging	2015	Quarterly usage stats	Reading Borough Council, business	Car park operators	Chargepoints to be installed at Mere oak and Winnersh Park & Ride sites.		Amber
T5SP1.4				Reading Borough Council, Wokingham Borough Council, local business		Lead deliverers added		
T5SP1.5	Apply best practice (from around UK) to road layouts	ongoing during resurfacing programme	reduction in injury accidents	Reading Borough Council		Safety schemes and annual resurfacing programme on-going		Green
T5SP1.6	Improve pedestrian/cycle facilities at local destinations and local environment	ongoing	New crossings, cycle stands installed; local area enhancements	Reading Borough Council, Local Sustainable Transport Fund partnership	Community, business	Pedestrian and cycle improvements at Cemetery Junction are complete, significant increase in cycle parking in Summer 2015.	Availability of longer term funding	Green
T5SP2.1	Expand low energy lighting and control (e.g. dimming)	ongoing	monitor energy use	Reading Borough Council, Local Sustainable Transport Fund partnership	SSE	2260 street lighting columns converted to LED to date and funding secured to replace the remaining 11,329 street lights.		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T5SP2.2	De-illuminate street furniture	ongoing	monitor energy use	Reading Borough Council	SSE	Decluttering proposals continue to be taken forward as part of wider programmes, including the upgrade of existing illumination to LED or white lighting. Illuminated bollards and signs are being replaced by solar and reflective types as they fail or are damaged.		Green
T5SP3.1	Reallocate road space to public transport and cycling	ongoing	By road or route	Reading Borough Council		On-going implementation of public transport and cycle provision in line with the policies within the Council's adopted Local Transport Plan and Cycle Strategy.		Green
T5SP3.2	Improve traffic signal operation	Spring 2015	By junction	Reading Borough Council		Implementation of Local Sustainable	Procurement delays have now been resolved.	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
						Transport Fund programme of upgrading traffic signals on-going.		
T5SP3.3	Management of transport related assets	ongoing	Faults, repair rates, response in extreme weather	Reading Borough Council		Annual programme of resurfacing and repair		Green
T5SP3.4	Give appropriate advice for new development	ongoing	to be developed	Reading Borough Council	Developers	Ongoing		Green
T5SP4.1	Personalised travel planning (arranging travel plan for individuals)	to March 2015	Take customers through questionnaire - conversations held	Reading Borough Council	Businesses	Personalised travel planning programme now COMPLETE.	Business participation	Green
T5SP4.2	Develop financial and non-financial incentives to use sustainable travel methods (e.g. challenges, promotions)	ongoing	Participation, mode shift	Local Sustainable Transport Fund partnership, various	Reading Borough Council	Sustainable travel challenge fund provided funding of £160k for 11 projects promoting and incentivising the use of sustainable travel. COMPLETE		Green
T5SP4.3	Parking/bus lane enforcement (inc. camera car)	ongoing	to be developed	Reading Borough Council		Ongoing		Green
T5SP4.4	Promote travel information website and open data server	ongoing	Measure use and app development	Reading Borough Council	Media, business	Open data server launched in March 2015		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T5SP4.5	Variable Message Signing (VMS) expansion	Complete	Installation of new VMS displays	Local Sustainable Transport Fund partnership		Variable Message Signs installed at 28 locations, replacing or supplementing lower quality VMS at 12 locations. COMPLETE		Green
T5SP4.6	Introduce a 'smart' ticketing system	to March 2015	Increase sustainable travel	Reading Borough Council, Reading Transport Ltd	Various	Reading Buses and Reading Borough's contract Park & Ride services offer smart ticketing, the uptake of which has been increasing substantially over the last year.	Potential for wider integration with other services/ modes dependent upon business cases and commercial agreements between third parties.	Amber
T5SP4.6		on-going				Timescale changed		
T5SP4.7	Social media use for travel planning	ongoing	More reliable journey planning	Community, business		Social media outlets available and used by third parties.	Availability of future funding; accuracy of data for journey planning if sourced from third parties.	Green
T5SP4.8	Planned extension of 20mph speed limits/zones as appropriate to local conditions	ongoing	New schemes annually	Reading Borough Council, Police		Eastern area 20mph zone consultation		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
						complete. Implementation planned for Summer 2015.		
T5SP5.1	Extend park and ride	March 2015	New park and ride southeast, south & west	Reading Borough Council	West Berks and Wokingham councils, Local Sustainable Transport Fund partnership and train operating companies, Business	Construction for Mere oak and Winnersh underway. Opening planned for Summer 2015.		Green
T5SP5.2	Parking management	ongoing	Restrictions, enforcement	Reading Borough Council		Annual SPA programme		Green
T5SP5.3	Journey time monitoring system	2014	Journey time reliability	Reading Borough Council, Local Sustainable Transport Fund partnership		Installation of Bluetooth sensors COMPLETE.		Green
T5SP5.4	Emissions or congestion permitting, gating	to be developed	Appropriate measures introduced	Reading Borough Council	Department for Transport, Department for Environment Food and Rural Affairs	not currently being progressed	<i>Deleted as part of review</i>	Purple
DELETE T5SP5.4						DELETED - no plans to progress		

Theme 6: PURCHASING, SUPPLY AND CONSUMPTION

Strategic Priority 1: Enable people to make sustainable purchasing choices

Strategic Priority 2: Support and encourage local purchasing and the development of local supply chains

Strategic Priority 3: Promote and encourage new business models focused around the 'circular economy'

Strategic Priority 4: Develop standards and the commitment to sustainable procurement in both the public and private sectors

Strategic Priority 5: Increase recycling rates

Strategic Priority 6: Reduce waste by supporting the re-use and repair of products and materials

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T6SP1.1	Identify/support best practice champions in key areas	Sept 14	Form a delivery group, recruit champions	Reading Borough Council	Connect Reading	Invitation to become Best Practice Champion posted on the RCAN ⁴ website	Lack of resource to progress this proactively	Purple
T6SP1.1			Recruit champions, publish achievements on the RCAN website		GREN	Target redefined		
T6SP1.2	Gather information on best practice	March 15 then on going	Publish best practice from delivery group on RCAN website.	Reading Borough Council		List of sources of best practice posted on the RCAN website		Green
T6SP1.3	Establish a forum for sharing ideas	Mar 15 then on going	Forum launch	Reading Voluntary Action	Reading International Solidarity Centre (RISC)	Reading Green Business Network (www.rgbn.org.uk) hosts events listings from the other delivery partners and third parties and provides forums where ideas can be shared. Content promoted through RCCP Twitter Feed (@ClimateRDG)		Green

⁴ Reading Climate Action Network www.readingclimateaction.org.uk

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure		Key issues	RAG status
						Reason for review changes			
T6SP1.3	Establish a forum for sharing ideas and events			KYOCERA Document Solutions	Reading International Solidarity Centre (RISC), Reading Voluntary Action (RVA), Connect Reading	Lead delivery partner changed to KYOCERA who host the Reading Green Business Network website which is the delivery medium for this action. Events listing added with ongoing input from Reading International Solidarity Centre and Reading Voluntary Action.			
T6SP2.1	Publish impartial/ peer reviewed information to guide local purchasing for dissemination.	ongoing	Toolkit developed to support local companies to access public contracts.	Demeter (commissioned by Institute for Sustainability)		Re:Start Local project undertaken with local Small and Medium sized Enterprises and report posted on the RCAN website. This action is COMPLETED			Green
T6SP2.2	Compile information guide identifying the key standards and kite-marks	March 14 March 15	<ul style="list-style-type: none"> set up initial info source provide formal guide then update ongoing 	Reading Borough Council	Institute for Sustainability, Energy Savings Trust, University of Reading	Links to T6SP1.2 - guide to best practice, labels and standards posted on the RCAN website. This action is COMPLETED			Green
T6SP3.1	Organise regular seminars on key subjects such as circular economy	Sept 14	First seminar; 1 per annum	University of Reading		First event took place in May 2014			Green
T6SP3.1				Reading Climate Change Partnership	University of Reading	Lead partner has changed to Reading Climate Change Partnership.			
T6SP3.2	Establish a group of organisations that have an interest in exploring 'circular economy' approaches	September 2014	Group established	Kyocera Document Solutions (UK) Ltd		Circular Economy Group set up on Reading Green Business Network website (www.rgbn.org.uk) and registered companies invited	Reading Climate Change Partnership mailing lists are owned by		Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
						to join	Reading Borough Council and ongoing recruitment depends on availability of resource to maintain contact with them	
T6SP3.2				KYOCERA Document Solutions	Reading Borough Council	Lead deliverer name changed and 'other' deliverer added		
T6SP4.1	Link up with existing public and business sector initiatives and build on current standards/procedures	Sept 16	First group of businesses and organisations to have produced a Purchasing Supply and Consumption/ Waste Plan	Reading Borough Council	Environment Agency, NHS, Kyocera Documents Solutions UK Ltd, Connect Reading	Not started. Reading Climate Change Partnership board members to be asked to share best practice	Lack of health sector focus - Royal Berks Hospital to be approached regarding membership of Reading Climate Change Partnership	Amber
T6SP4.2	Develop local diverse, flexible supply chains and work with them to improve environmental standards of procurement	Sept 14	RE-Start Local Project. Work with 60 Small and Medium sized Enterprises to outline public sector opportunities and standards.	Reading Borough Council	Institute for Sustainability	Re:Start Local project undertaken with local Small and Medium sized Enterprises and report posted on the RCAN website. This action is COMPLETED		Green
T6SP4.3	Explore the potential to develop an accreditation scheme with Reading businesses	Mar 15	Initial feasibility	Kyocera Document Solutions (UK) Ltd.	Other champions identified through group.	Survey prepared for circulation to all companies who have expressed an interest in the Climate Change Strategy, via RGBN website		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						and Reading Borough Council database. This action is COMPLETED		
T6SP4.4	Nominate commercial and public sector “champions” in Reading area to highlight best practice	March 15	recruit champions in each sector	Reading Borough Council	Environment Agency, NHS, Kyocera Documents Solutions UK Ltd, Connect Reading	Case studies published on RCAN website		Green
T6SP4.5	Hold collaborative workshops between public and private sector procurers in Reading and other local Council areas to discuss/share knowledge	Sept 14	First workshop (annually thereafter)	Reading Borough Council	Business champions	Workshops have been held with suppliers, particularly around reducing travel and energy costs in their operations. Re-Start Local project also carried out workshops and drop ins.	Query over resource availability to continue this action in future.	Amber
DELETE T6SP4.5						No resource to take forward - DELETED		
T6SP4.6	Develop financial and non-financial incentives (e.g. challenges, promotions) and competition.	Dec 14	Category award best organisation for Sustainable procurement/waste.	Reading Climate Change Partnership	WRAP			Amber
T6SP4.6		Dec 15				Timescale slipped by a year		
T6SP4.7	Hold joint demand/supply chain events to bring local procurers and SME suppliers closer	Sept 14	RE Start Local project	Institute for Sustainability/ Reading Borough Council		3 “Meet the Buyer” events were held for local companies		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
	together pre competition							
T6SP5.1	Continue to seek ways to improve Council collections and apply known best practice	March 15	Review of Council Collections	Reading Borough Council	Re3	Progressed through the Waste Minimisation Strategy 2015-2020		Amber
T6SP5.2	Research/map and validate currently available methodologies and update knowledge	March 15	Set up initial info sources	Institute for Sustainability	Reading Borough Council	No progress		Purple
T6SP5.2				??		Action needs redefining and lead deliverer identified - refer back to RCCP board; Institute of Sustainability removed as lead delivery partner; no longer resourced to carry out this work.		
T6SP5.3	Disseminate knowledge and best practice in relation to recycling across the Borough to all communities and sectors	ongoing	re3 partnership - integrate into review	Reading Borough Council	Re3	The Waste Minimisation Strategy 2015 -2020 was adopted in March 2015; a key action is to disseminate knowledge and improve understanding of recycling via a communication strategy.		Amber
T6SP5.3		2015-2020	Annual progress report to Committee			Timescale and target revised in light of new Waste Management Strategy		
T6SP5.4	Work with businesses to improve the uptake of recycling of trade waste and to collaborate on finding markets for surplus goods and materials	March 14	Town centre recycling cardboard contract	Reading UK CIC	Connect Reading	Town centre cardboard recycling projects and Broad Street Mall food digester already in place		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure		Key issues	RAG status
						Reason for review changes			
T6SP5.4					Connect Reading	Connect Reading removed as other delivery partner			
T6SP6.1	Use networks and variable communication methods to inform /encourage reduction, reuse and recycling, peer to peer lending and collaborative consumption	Sept 14	Information made available through web and other media.	re3 Partnership	Sue Ryder, Transition Town Reading, share & repair café	Summary of resources posted to RCAN website			Green
T6SP6.1	Use various communication methods to inform /encourage reduction, reuse and recycling, peer to peer lending and collaborative consumption			Reading Climate Change Partnership	RE3 Partnership, Sue Ryder, Transition Town Reading, share & repair café	Scope of communication methods has been opened up and Reading Climate Change appointed lead delivery partner in place of Re3 which is now another delivery partner			
T6SP6.2	Identify particular examples/case studies (Reading and beyond) of innovative approaches to waste reduction, recycling and reuse.	March 15	% waste reduction for subsectors of borough to 2018	Reading Borough Council	WRAP, Community sector	The Waste Minimisation Strategy 2015 - 2020 addresses all aspects of waste reduction, recycling and re-use and includes recycling targets for 2017 an 2020 and includes benchmarking and service delivery systems reviews based on best industry practice.	<i>Target doesn't match the action - awaiting response from Dave Moore</i>		Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T6SP6.3	Set up special interest working group to study and report on best practice and innovations.	March 15	form a special interest group, source initial case studies/info 1 year : source resources to deliver messages/seminars year 2	Reading Borough Council		No progress		Red
DELETE T6SP6.3						DELETED as no resource		
T6SP6.4	Promote and disseminate knowledge widely re practical approaches	year 1 and ongoing	% waste reduction for subsectors of borough to 2018	Kyocera		No progress		Purple
DELETE T6SP6.4						Action MERGED with action T6SP6.2 and DELETED		

Theme 7: EDUCATION, COMMUNICATION AND INFLUENCING BEHAVIOUR

Strategic Priority 1: Further integrate sustainable behaviour promotion and practice throughout schools, colleges, universities, and workplaces

Strategic Priority 2: Ensure that communication which is aimed at influencing climate change related behaviour is delivered in a consistent and targeted way

Strategic Priority 3: Engage organisations in the private sector, including residential and commercial landlords, in effective action to mitigate climate change

Strategic Priority 4: Develop the market for climate change related local business and the skills to ensure that local jobs are created in line with the growing low carbon economy

Ref	Action	Time scale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T7SP1.1	Map existing activities being delivered across schools, colleges and higher education establishments in Reading which support delivery of the strategy's objectives.	December 2013	Record of activities	Reading Borough Council	Reading College, University of Reading, Schools (Headteachers, governors)	No progress		Purple
DELETED T7SP1.1						DELETED due to resource constraints		
T7SP1.2	Develop plans for each sector to enhance education on climate change	July 2014	Identify opportunities and establish relevant educational resources	Reading Borough Council	School leads, Colleges and University of Reading	University has a plan which includes behaviour change; New Directions and schools have also made some progress	The individual establishments would need to develop their own resources.	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
T7SP1.2	Encourage each sector to develop plans to enhance education on climate change					Action amended - It is not really the place of the partnership to develop plans for other sectors		
T7SP1.3	Encourage school children to become involved in local projects to encourage action to raise awareness of and tackle climate change and encourage continued participation in ECO schools scheme.	March 2014	<ul style="list-style-type: none"> ● Raise level of achievement in Eco schools programme ● Change with Climate Programme delivered 	Reading Borough Council	University of Reading, community groups, external groups such as Inter-Climate Network	Agreed we need a schools rep	There is now no dedicated officer for schools work in this area at Reading Borough Council	Red
DELETED T7SP1.3						DELETED - Schools could be approached and asked to do this but without a dedicated officer for ECO/ green schools work it is difficult to see how this would work		
T7SP2.1	Develop a media and communications strategy for the Climate Change Strategy targeted at and tailored to all relevant audiences, delivering consistent and relevant messages	March 14	Strategy delivered Communications plan delivered	Reading Borough Council	Environment Agency, University of Reading, Reading UK CIC	RCAN website set up and news regularly updated.	Website - resources section not completed, the sign up to challenges needs to be simplified. Technical limitations. RCAN - lack of business community engagement. More promotions of 'challenges' needed.	Green
T7SP2.2	Engage partners in identifying potential communication channels for the various activities within the strategy and agreeing how these can be utilised	March 2014	Implement communication strategy with relevant organisations to expand	Reading Climate Change Partnership Board	Environment Agency, University of Reading, Reading UK CIC	Follow on from above action.	Funding required to create a 'campaign'	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
			participation					
T7SP2.3	Seek agreement through the Local Strategic Partnership that key partners will identify potential means to communicate messages and/or work in partnership - especially through existing communication channels	Sept 14	Take paper to Local Strategic Partnership outlining key messages and list of organisations that could disseminate	Reading Climate Change Partnership Board	Environment Agency, University of Reading, Reading UK CIC			Amber
T7SP2.4	Review membership of the Behaviour Change sub-group and its role in supporting strategy delivery	March 14	Develop programme	Reading Climate Change Partnership Board		It was felt that the Behaviour Change group did not need to re-form until there is a specific target for any research they might carry out		Green
T7SP2.5	Use current available academic research to inform communications for the public and public sector approaches	ongoing	Linked to programme in T7SP2.4	Reading Climate Change Partnership Behaviour Change Group tbc	Reading Borough Council and other public sector organisations	As 2.4		Green
T7SP2.6	Share findings and approach of behaviour change group with community groups and other relevant agencies	March 2014	policy evidence base	Reading Climate Change Partnership Behaviour Change Group		As 2.4		Green
T7SP2.7	Identify and support climate change schemes in the	Sept 15	Establish list of schemes and their	Reading Climate	Reading Borough	As 2.4		Green

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
	borough that meet the Strategic Priorities of the strategy; help to improve image of schemes and enhance uptake		hosting groups and organisations.	Change Partnership Behaviour Change Group	Council			
T7SP2.8	Define and consider target group(s) who may not take up measures and therefore remain vulnerable to climate change; consider measures that are suitable for these people	Sept 15	Establish a list of key vulnerabilities to Climate Change.	Reading Climate Change Partnership Behaviour Change Group	Education and training providers, Citizens Advice Bureau, Reading Borough Council	As 2.4		Green
MOVED 2.9	Promote Reading Local Exchange and Trading Scheme, Time Banking and FREEGLE, to community groups, businesses and residents using existing communication channels Link in with wider communications plan for schemes in action plan.	Sept 14	Year 1 - Research existing activities and raise awareness Develop messaging that encourages use of these schemes.	Reading Borough Council	Reading Voluntary Action, Connect Reading, Partnership between business/community/public sectors	MOVED FROM COMMUNITY THEME, as part of review, as it is communication action		
MOVED 2.10	Build trust and reputation between exchangers to reduce equipment ownership; identify specific examples and share best practice. Publicise through media	Sept 15	Publicity from public sector and community groups, use best practice and share success stories	Reading Borough Council	Reading LETS, Freegle, Repair Cafe and Reading Bike Kitchen	MOVED FROM COMMUNITY THEME and action, target and other delivery partners amended, as part of review, as communication action		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
NEW 2.11	Develop a website to communicate updates on the action plan & actions that are relevant to the strategy aims. Aimed at 'the converted' (not general public)	ongoing	<i>target needs to be developed</i>	Reading Borough Council or RCCP Board??	Theme leads	NEW ACTION		
NEW 2.12	Build a '...thriving network of businesses and organisations who will be at the forefront of developing solutions for reducing carbon emissions and preparing for climate change....'	ongoing	<i>target needs to be developed</i>	Reading Borough Council or RCCP Board??	RCCP Board organisations	NEW ACTION		
T7SP3. 1	Develop approaches to promote and engage landlords (and their tenants) across Reading to take up energy efficiency measures taking advantage of Green Deal/ Energy Company Obligation as appropriate	March 2014	<ul style="list-style-type: none"> Identify key stakeholders/groups Research activity elsewhere Convene forum to discuss Incorporate into Home Energy Conservation Act report 	Reading Borough Council		No progress	Changes in government offer Green Deal/ ECO, lack of resource to develop targeted campaign	Red
T7SP3. 1	Develop accessible media options for officers to promote energy efficiency measures and the products available.	Oct 2015	Develop accessible media options for officers to promote energy efficiency measures and the products available.			Changes in govt offer re Green deal/ ECO means there is lack of resource to develop targeted campaign; the revised action is more achievable		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T7SP3. 2	Work through National Landlords Association accredited landlord scheme to improve insulation standard on properties	March 2014	Recruit further landlords	National Landlords Association, Reading Borough Council		No progress		Red
T7SP3. 2	Work with landlords, lettings and managing agents to ensure minimum EPC compliance and encourage improvements in the sector.	Oct 2015	Produce a web based video. Milestones include developing a storyboard and identifying a partner to produce the video	Reading Borough Council	Reading College	Changes in government offer re Green deal/ ECO means there is lack of resource to develop targeted campaign; the revised action is more achievable		
T7SP3. 3	Gain better understanding of business drivers toward action to mitigate climate change	March 2014	Identify business stakeholder group	Reading Borough Council and project partners		No progress		Red
DELETE T7SP3. 3						DELETED as this overlaps with other actions		
T7SP4. 1	Identify available funding to support programmes to enhance range of training in 'green skills' available locally	March 14	Review opportunities arising from the Government Depts of Business Innovation and Skills and the Dept of Energy and Climate Change.	Reading UK CIC	Reading College, New Directions, Trades associations	No progress	Reading UK CIC have decided they cannot support this element of the strategy.	Red

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
MERGE T7SP4. 1						Action MERGED with 4.2 - revised action at 4.2 below has a greater likelihood of delivery as Reading UKCIC are committed to delivering as well as including in the Economic Growth Plan for Reading		
T7SP4. 2	Work with the building industry, professional bodies and educational establishments to identify and further develop training or guidance on low-carbon construction and renovation skills	Sept 14	Report on education in low carbon techniques	Reading UK CIC	Reading Borough Council	No progress	Reading UK CIC have decided they cannot support this element of the strategy, however they have agreed to revised action for 15/16	Red
T7SP4. 2	Work with the building industry, professional bodies and educational establishments to identify and further develop training or guidance on low-carbon construction and renovation skills as part of Elevate Reading	Sept 15	Inclusion of this target in Economic Growth Plan for Reading 2015-2018 will ensure that report on uptake of training/ apprenticeships in low-carbon construction will be included in reporting for the Economic Growth Plan		Reading Borough Council, New Directions, Trades Associations	Revised target has a greater likelihood of delivery as Reading UK CIC are committed to delivering as well as including in the Economic Growth Plan for Reading		
T7SP4. 3	Reading Borough Council internal training programme to incorporate environmental sustainability into appropriate job descriptions, identifying appropriate training where needed	March 2015	First assessment of senior management jobs	Reading Borough Council		Not yet started.		Purple

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key issues	RAG status
						Reason for review changes		
T7SP4.3	Encourage businesses and public sector to incorporate environmental sustainability into appropriate job descriptions, identifying appropriate training where needed,		Assessment of senior management jobs at RBC			More appropriate to have this as a cross Reading target		

Theme 8: COMMUNITY

Strategic Priority 1: Building community activity relating to sustainable communities

Strategic Priority 2: Build community resilience to climate change and self-sufficiency (collective and individual)

Strategic Priority 3: Reduce consumption by building a 'sharing economy'

Strategic Priority 4: Build an 'alternative economy' focussed on quality of life and emphasising sustainable communities

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key Issues	RAG status
T8SP1.1	Identify groups carrying out activities supporting sustainable communities in Reading.	June 2014	Establish activity groups through RCAN ⁵ with a range of projects/ activities	Reading Climate Change Partnership Board		RCAN meetings on food and energy (June) - increased networking opps for organisations working in this area.	RCAN events become unresourced after Nov 2015.	Green
T8SP1.2	Build relationships with 'non-environmental groups'; encourage uptake of sustainable community related activities through a 'campaign' or other forms of promotion, in line with actions identified in EBC SP2. design and build and launch a campaign to	<ul style="list-style-type: none"> ●Sept 2014 ●June 2015 ●Sept 2015 	<ul style="list-style-type: none"> ● Build relationships in launch year. Trial methods of promotion. ●Design and build campaign ● Find resources to launch campaign 	Reading Climate Change Partnership board	Reading Borough Council, Reading Voluntary Action, Greater Reading Environment Network, Reading International Solidarity Centre, community forums, Reading	<ul style="list-style-type: none"> ● More groups applying for grants. ● Winter Watch / Draught Busters projects reach wider through shared issues. ● Transition Towns Reading/ Greater Reading Environmental Network active with projects builds relationships. ● Reading Sustainability Centre is growing and making links with Reading organisations. ● Relationships are building 	<p>Not all resources in place. Appetite for 'big campaign' by Reading Climate Change Partnership board unchecked.</p> <p>Promotions through grants is taking place (i.e. presence at Reading Town Meal in October).</p>	Green

⁵ Reading Climate Action Network www.readingclimateaction.org.uk

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key Issues	RAG status
						Reason for review changes		
	promote climate friendly activities to 'non environmental groups'				Climate Action Network members	with local community.		
T8SP1.3	Sustain and improve 'environmental' community organisations by improving links between groups contributing to tackling climate change.	July 2014	Use Reading Climate Action Network (RCAN) to build a two way direct and quality communication between Reading Climate Change Partnership and environmental community groups.	Reading Climate Change Partnership Board	Key environmental groups (TBC), options include Greater Reading Environmental Network, Transition Towns Reading, Econet, Globe Groups	<ul style="list-style-type: none"> • RCAN event gave info on action updates from community sector mainly; very positive feedback from event. • Reading Climate Change Partnership project support fund assisting with building relationships as groups highlight their project for financial support. • Supporting Reading Sustainability Centre in kind with hydro project. 	Vary topics in future meetings to get range of groups.	Green
T8SP2.1	Build uptake of energy efficiency, renewable energy & energy co-ops as well as (communal) food growing. Engage appropriate asset holders and develop local schemes.	Sept 2014	<ul style="list-style-type: none"> • Identify & approach potential asset holders. • Identify 3 community assets to invest in energy efficiency, food growing and renewables. • Seek investment to benefit those who come forward. 	Reading Borough Council	Transition Towns Reading, Greater Reading Environmental Network, Reading Voluntary Action, GLOBE groups, Food4 Families,	<ul style="list-style-type: none"> • Council is installing panels on 466 council hoses. • £50k for community solar available. Possible community share offered through Reading Sustainability Centre. • Food growing continuing through RISC / Food 4 Families and Green Health Reading (city farm). 	Actions unclear. No resource.	Amber

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key Issues	RAG status
						Reason for review changes		
T8SP2.2	Communal food growing together and learning; continuation of Food4Families; support allotment and food growing activities	Sept 2014	<ul style="list-style-type: none"> Provision of allotment space in accordance with allotment strategy 2011 Establish 15 Food4Families food growing gardens 	<ul style="list-style-type: none"> Reading Borough Council Food4 Families / Reading Food Growing Network. 	Transition Town Reading (orchard and bulk buying sub-groups); organisations with buildings/ grounds	Reading Food Growing Network continues to run events. Their annual showcase event Reading Food Harvest was successful with workshops well attended		Green
T8SP2.2			<ul style="list-style-type: none"> Provision of allotment space in accordance with allotment strategy 2011 Establish 15 Food4Families food growing gardens Establish networks / events that help promote food growing and local food. 			New target added		
T8SP2.3	Identify potential for a 'showcase facility' (city farm) where local people can learn about the opportunities to grow food, harness natural products and develop skills	March 2014	<ul style="list-style-type: none"> Complete research into viability of city farm in Reading Consider report produced and revise action plan accordingly. 	Spring board		Working with Reading Borough Council to confirm an initial site.		Green

Ref	Action	Time scale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key Issues	RAG status
							Reason for review changes	
T8SP2.4	Develop a network of accessible self-sufficient community buildings supporting skill development and providing local food.	June 2014	Complete mapping exercise of community buildings	Reading Borough Council	Reading Voluntary Action	No progress; we are looking at installing solar panels on a few community buildings and then explore further with those buildings about being self-sufficient.		Amber
T8SP2.5	Build householders / individuals resilience in a number of ways; growing food, generating energy, insulating homes, planting trees, installing rainwater harvesting and composting food/garden waste.	Sept 2014	<ul style="list-style-type: none"> • Increase numbers of households adopting measures • Develop monitoring indicators • Design suitable messages, to target particular groups of householders 	Reading Climate Change Partnership	Reading Borough Council	No progress	Need to develop ways of measuring progress; could include progress from: <ul style="list-style-type: none"> • Waste department • Energy efficiency department • Solar fits report / rhi • Food4Families • Winter Watch No resource to progress	Purple
NEW T8SP2.6	Influence government policy to favour and link local food growers to commercial organisations	TBC	Obtain funding, conduct research (surveys)	University of Reading		NEW ACTION - a new area of work ('Cities on the grow') that fits in with our aims. Aiming to work in partnership.		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key Issues	RAG status
						Reason for review changes		
T8SP3.1	Promote Reading Local Exchange and Trading Scheme, Time Banking and FREEGLE, to community groups, businesses and residents using existing communication channels; link in with wider communications plan for schemes in action plan.	Sept 14	Year 1 - Research existing activities and raise awareness of them Develop messaging that encourages use of these schemes.	Reading Borough Council	Reading Voluntary Action, Connect Reading, Partnership between business/comm unity/public sectors	Reading Repair Café at first RCAN event. Bike Kitchen (part funded by Reading Borough Council) also doing very well.		Amber
MOVED T8SP3.1						MOVED to Education theme as part of review, as it is a communication action		
T8SP3.2	Build trust and reputation between exchangers to reduce equipment ownership; identify specific examples and share best practice. Publicise through media	Sept 15	Media releases from public sector and community groups, use best practice and share success stories	Reading Borough Council	Other partners identified year 1	Info now included on RCAN website		Amber
MOVED T8SP3.2						MOVED to Education theme as part of review, as it is a communication action		

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key Issues	RAG status
T8SP3.3	Build 'share and repair' movement, increasing skills in the community and reducing waste	March 2015	1. Establish sharing network 2. Identify community champion(s) 3. Establish list of organisations that can repair and refurbish products	Transition Towns Reading	Greater Reading Environmental Network, Reading Voluntary Action	Reading Bike Kitchen doing very well. Monthly Repair Café still going strong.		Green
T8SP3.4	Mainstream sharing initiatives in Reading residents / businesses culture	March 2016	Recruit business partners and expand network	Transition Towns Reading / Connect Reading (to be identified)		As 3.3	No progress, resources. Review action, no appetite.	Amber
T8SP4.1	Conduct research into local outlets that would consider trading in a Reading pound to strengthen the local economy	Dec 2014	Complete research project	Transition Towns Reading	Local businesses	Community focussed on event to drum up interest, research will be part of festival workshops	Action needs to be discussed further with the community	Purple

Ref	Action	Timescale	Target & measure/ milestone	Lead delivery partner(s)	Other delivery partners	Progress against target and measure	Key Issues	RAG status
T8SP4.2	Support local economy to explore methods used in UK towns and cities to increase local identity and build number of local businesses	<ul style="list-style-type: none"> • April 2014 • June 2014 	<ul style="list-style-type: none"> • Build research group of interested organisations/ individuals (tastecard/ wedgcard/ Bristol £ etc). • First meeting 	Transition Towns Reading	Reading Borough Council, Reading UK CIC Federation of Small Businesses, Reading Voluntary Action (Highbridge exchange / The Real Business Club),	No progress, presumed no resource.	Action needs to be discussed further with the community	Purple
NEW T8SP4.3	Rebalance Reading's 'corporate image' ; Alt. Reading website- magazine focussing on independents, culture and opinion of and from Reading.	<ul style="list-style-type: none"> • Jan 2014 • TBC 	<ul style="list-style-type: none"> • Launch website • Compile independent business directory 	Alt. Reading		NEW ACTION- a new area of work ('Cities on the grow') that fits in with our aims. Aiming to support this if we can.		

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	Strategic Environment, Planning and Transport Committee		
DATE:	24 November 2015	AGENDA ITEM:	14
TITLE:	Solar Community Scheme		
LEAD COUNCILLOR:	Councillor Page	PORTFOLIO:	Strategic Environment, Planning and Transport
SERVICE:	Sustainability	WARDS:	All
LEAD OFFICER:	Ben Burfoot	TEL:	0118 937 2232
JOB TITLE:	Sustainability Manager	E-MAIL:	ben.burfoot@reading.gov.uk

1.0 Executive Summary

- 1.1 This report outlines the changes that the government has proposed to reduce the subsidies for photovoltaic (electricity generating) solar panels by up to 87% from their existing rates from January 1st 2016 and recommends actions in relation to this.
- 1.2 These changes mean that renewable energy generators will be paid less than half the rate of grid electricity, making it unlikely that current business cases on solar PV systems would be viable.
- 1.3 An exemption from the new tariffs is available for one year for community schemes where they were pre-registered by 30th Sept 2015.
- 1.4 Reading Borough Council has identified 13 corporate buildings and the Reading Climate Change Partnership and community groups have identified 15 suitable buildings for solar PV projects.
- 1.5 The Council and other community buildings have submitted an application to pre-register these buildings through a Community Benefit Society (BenCom) supported by Energy4All, a national not for profit community renewable energy organisation.
- 1.6 The proposal is to seek delegations to enable the Council to enter into lease arrangements with Energy4All with respect to hosting solar panels that are funded through the issue of a community share offering.
- 1.7 Appendix A - List of sites for Pre-Registration
- 1.8 Appendix B - Energy4All Brochure

2.0 RECOMMENDED ACTION

- 2.1 That the Committee agree to work with the community organisation Energy4All to establish a community share model for Reading hosting solar panels on buildings which have been pre-registered.
- 2.2 That the Committee delegate authority to the Director of Environment and Neighbourhoods, the Head of Legal Services, the Head of Finance and the Lead Councillor for Strategic Environment, Planning and Transport to enter into an agreement between Energy4All and the Council to host solar panel systems on the Council's buildings subject to being satisfied that the legal and procurement requirements are met.

3.0 POLICY CONTEXT

- 3.1 The Feed in Tariff was launched in 2010. It is a subsidy for generating electricity using renewable energy equipment. The equipment must have been registered by an accredited installing company (Micro-generation Certification Scheme - MCS). The tariffs have changed many times since they were launched, with one major change in 2012 and a series of minor adjustments called 'degressions' since that time.
- 3.2 In 2011/12, the first phase of solar installations was progressed by the Council, installing 2500 solar panels onto 46 local buildings including schools, council and community buildings.
- 3.3 As part of the above scheme the Reading Climate Change Partnership (RCCP) funded a number of systems which are hosted on local community and small business buildings. The Council collect the Feed in Tariff on behalf of the partnership and proceeds are used to fund local partnership activities including the provision of grants to local community organisations for climate change activities.
- 3.4 This was followed by a further project which is nearing completion, installing approximately 5400 solar panels onto 490 Council houses. The installation of these is currently in progress and is due to be completed at the end of October 2015.

4.0 PROPOSAL

Current Position

- 4.1 On August 27th 2015 the Government announced their intention to reduce the feed-in-tariff by up to a further 87%, with the largest reductions being on domestic systems. (Figure 1)
- 4.2 The proposals also included a change from RPI indexing to CPI indexing which would significantly affect the Net Present Value of schemes.

Figure 1 - Proposed Solar Feed in Tariffs:

Capacity	New Feed-in tariff rate (p/kWh)	Existing Feed in tariff rate
0-4kW		12.47
0-10kW	1.63	11.30
10-50kW	3.69	11.30
50-250kW	2.64	9.21-9.63
250-1000kW	2.28	5.94
>1MW	1.03	5.94
Stand alone	1.03	4.28

Export tariff (for unused power) - p/kWh - 4.77

- 4.3 At the current market rate for solar panels, the changes have the impact of making projects initiated from January 2016 unviable without additional income from other sources such as energy sales to other sites or on site use.
- 4.4 The announcements made an exemption for community groups, who were able to fix the feed in tariff for one year if an application for a pre-registration was made by the 30th September 2015 and this application is accepted by Ofgem.
- 4.5 Only community organisations were eligible to pre-register buildings for the Feed in Tariff (FiT) payments. Only the registering organisation is eligible to receive the existing tariff rates for the 20 year life of the scheme and it is to be used for the benefit of the community.
- 4.6 Officers have been in conversation with a number of local and national community organisations who would be able to own the systems and gain the benefit of the current higher FiT payments. They would then be able to pass these back to shareholders and/or the Council or partnership and put surplus proceeds into a 'community benefit' fund.
- 4.7 Following these initial conversations, an organisation called Energy4All has pre-registered the solar panels on RBC's buildings using a local Community Benefit Society (BenCom) called 'Reading Campus Community Energy Society'. RCCES was set up by the University of Reading for a scheme which they have chosen not to progress. The name of this will be changed in due course.
- 4.8 The pre-registration of systems does not prevent the Council and or other organisations from installing systems sooner than January 1st and receiving the current tariff or from registering them after January 1st and receiving the new Feed in Tariff rate.
- 4.9 A number of community buildings have additionally been pre-registered by the Reading International Solidarity Centre. This will enable a direct arrangement to be established where free energy is offered to the host building and benefits are directed back to the partnership.

The buildings that were submitted to Ofgem to be pre-registered are attached as Appendix A.

Options Proposed

- 4.10 It is proposed that the sustainability team continue to work with Energy4All to develop a community share option to be hosted on the buildings that have been pre-registered.
- 4.11 Under the Energy4All arrangement, the host buildings would benefit from fixed low cost energy (likely to be 6 to 8 pence per kWh) for the lifetime of the scheme (20 years).
- 4.12 The local BenCom would receive proceeds after returns to local shareholders and the scheme administration costs have been taken out. The BenCom would be designed to support local activity relating to fuel poverty, low carbon development and climate change activity. The board would be likely to include members from RCCP, the Council and local organisations such as Reading Sustainability Centre and/or the Berkshire Energy Pioneers and Energy4All.

Other Options Considered

- 4.13 Berkshire Energy Pioneers are a local group that was in the process of constituting themselves to be able offer local share offers for renewable energy. Unfortunately it was not possible to pre-register systems through this group as there is not sufficient time to complete this process before the deadline for pre-accreditation.
- 4.14 Low Carbon Hub are an organisation based in Oxford who are able to support the development of local community share schemes. They had been advising Berkshire Energy Pioneers. It was unlikely that a BenCom could be established in the time allowed through this route.
- 4.15 There was an option to pre-register the systems through RISC, who are a local charity. Systems could potentially be funded through local share offer (although this would need to be set up), and/or through funding being made available directly from the Council or RCCP. Funding made available directly from public funds would need to be made available as a loan rather than as a grant in order to be eligible for the FiT. This is being pursued for a small number of systems for which the partnership hold funds (see 4.9 and 4.12).
- 4.16 Installing systems directly before the 1st January was considered, but with a small number of exceptions the time needed to gain approval to connect to the local electricity grid (District Network Operator - DNO) made the installation and procurement processes unobtainable in the time available.
- 4.17 Energy4All have appointed an interim board for RCCES. Energy4All recommend RBC elect members to join the board at the earliest opportunity. A total of 9 board members are recommended. It is recommended that the initial board is comprised as follows:
 - Energy4All - one board member
 - Reading Borough Council - Three board members (one officer and two Councillors).

- Berkshire Energy Pioneers (local community energy group) - Three board members.
- Reading Climate Change Partnership - 1 member

A description of skills needed on this board will be appended to this report once available.

- 4.18 Members of the board would decide what proportion of the profit goes to shareholders and what goes to towards local community / charity organisations.
- 4.19 RBC's capacity as an authority to back up a local share offer through its involvement in a scheme and actively publicising it will be beneficial to the BenComs reputation and ultimately its success.

5.0 CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The scheme would contribute to the following strategic aims:

- 4. Keeping the town clean, safe, green and active;
- 5. Providing infrastructure to support the economy; and
- 6. Remaining financially sustainable to deliver these service priorities.

- 5.2 The project relates very strongly to the following additional objective of the Council.

- Sustainability

It also contributes to the following objective through the intended activities relating to fuel poverty.

- Health

6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 Section 138 of the Local Government and Public Involvement in Health Act 2007 places a duty on local authorities to involve local representatives when carrying out "any of its functions" by providing information, consulting or "involving in another way".

- 6.2 Community engagement will be considered in the development of a scheme,

7.0 EQUALITY IMPACT ASSESSMENT

- 7.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 7.2 An Equality Impact Assessment is not required.

8. LEGAL IMPLICATIONS

- 8.1 A number of legal implications will be relevant to the delivery of a community solar scheme. The only legal implication at this stage of development is in respect of RBC entering into lease arrangements with Energy4All for RBC buildings. The specific legal implications of working through Energy4All will be considered in detail by officers and the report seeks delegation from the Committee for the Director of Environment and Neighbourhood Services, Head of Finance, Head of Legal Services and Lead Councillor for Strategic Environment, Planning and Transport to enter into the contracts with respect to the Council's roofs.
- 8.3 Reading Borough Council and RCCES would need to enter into lease arrangements which are hoped to be in place by end December 2015. This will include the price of electricity sold to the building, the conditions under which the panels could be moved if needed and also the cost of removing the building from the scheme.
- 8.4 Officers are currently seeking advice on the use of procurement exemption based on the time limitation for pre-registering our buildings and the lack of competition for Community Benefit Societies to deliver such a scheme for Reading Borough
- 8.5 Officers are also awaiting advice from the Legal team regarding the implications of RBC having board membership on RCCES. This will be referred to a future Committee, however.

9.0 FINANCIAL IMPLICATIONS

- 9.1 Careful consideration will be made of the financial implications of a scheme as it is developed.
- 9.2 Some minor costs have been met in obtaining the necessary information to pre-register sites but In the event of a scheme being successful these would be reimbursed.
- 9.3 By developing a local share offer, the direct financial income derived by the Council would be minimal unless they choose to purchase shares, which Energy4All encourage. The costs of the scheme would however be met by the community through share offer and the financial benefits would be made to local community activities.
- 9.4 The scheme would enable low cost fixed energy costs to be made available to host buildings such as schools and Council buildings.
- 9.5 The financial implication of removing a building from the scheme once the panels have been installed is predicted to be 125% of the depreciated capital cost of the solar PV installation.
- 9.6 Full consideration of the financial risks of a proposed scheme will be made as the scheme is developed, and agreements would only be entered into with the agreement of the head of finance in respect of financial risk.

10. BACKGROUND PAPERS

Appendix A - List of sites likely for Pre-Registration Application for community solar scheme.

Appendix B - Energy4All Brochure

http://energy4all.co.uk/wp-content/uploads/2014/06/E4A_Brochure.pdf

Appendix A - List of Sites for Pre-Registration

	Berkshire Energy Pioneers
1	Latin Link UK, 87 London Street, Reading RG1 4QA
2*	Just Around the Corner Ltd, Rehoboth, Forest Road, Wokingham RG40 5QY
3	Caversham Heights Methodist Church, 74 Highmoor Road, Caversham Heights, Reading RG4 7BG
4	Central Salvation Army Hall, Anstey Road, Reading RG1 7JR
5	Highdown School, Surley Row, Emmer Green, Reading RG4 8LR
6*	St Birinus Church, Empress Rd, Calcot, Reading RG31 4XR
7*	Aisha Masjid & Islamic Centre, London Rd, Reading RG6 1BW
8	Reading Community Church, 384, The Meadway, Tilehurst RG30 4NX
9	Lifespring Church, The Pavillion, Oxford Road, RG1 7UJ
10	The Milestone Centre, Northbrook Road, Caversham Park Village, Reading RG4 6PF
	Reading Climate Change Partnership
11	St Andrews Old Church Hall, Albert Road, Caversham RG4 7PL
12	ReadiFood Food Bank / Stepping Stones Housing, Faith Christian Group, 33, Boulton Road, Reading, RG2 0NH
13	Amersham Road Community Centre, Amersham Road, Reading RG4 5NA
14	True Food Coop, 61 & 61a Grove Road Emmer Green Reading RG4 8LJ
15	Coley Park Community Centre, 140 Wensey Road, RG1 6DW
	Reading Borough Council
16	Palmer Park Sports Stadium Wokingham Rd, Reading RG6 1LF
17	Tilehurst Library School Road, Tilehurst, Reading RG31 5AS
18	Reading Reference Library Reading Central Library Abbey Square, Reading RG1 3BQ
19	Block A Acre Road Business Park, Acre Road, Reading, RG2 0SA
20	Block B Acre Road Business Park, Acre Road, Reading, RG2 0SA
21	Block C Acre Road Business Park, Acre Road, Reading, RG2 0SA
22	Hexagon Reading RG1 7UA
23	Town Hall and Reading Museum Blagrove Street, Reading RG1 1QH
24	Berkshire Record Office 9 Coley Avenue, Reading RG1 6AF
25	Micklands Primary Micklands Road, Caversham, Reading, RG4 6LU
26	St Michael's Primary Dee Road, Tilehurst, Reading, RG30 4AS
27	Park Lane Infants School Road, Tilehurst, Reading, RG31 5AS
28	Blagdon Nursery Blagdon Road, Reading, RG2 7NT

* These sites are all located outside Reading Borough, but form part of the community scheme and will pay into same BenCom fund.

Appendix B

Energy4All Brochure

http://energy4all.co.uk/wp-content/uploads/2014/06/E4A_Brochure.pdf

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	24 NOVEMBER 2015	AGENDA ITEM:	15
TITLE:	WITHDRAWAL OF THE CODE FOR SUSTAINABLE HOMES		
LEAD COUNCILLOR:	COUNCILLOR PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT
SERVICE:	PLANNING	WARDS:	ALL
LEAD OFFICER:	MARK WORRINGHAM	TEL:	0118 9373337
JOB TITLE:	PRINCIPAL PLANNER	E-MAIL:	mark.worringham@reading.gov.uk

1. EXECUTIVE SUMMARY

This paper highlights the withdrawal of the Code for Sustainable Homes, an assessment method for the environmental performance of new housing, in a ministerial statement on 25th March 2015. The Council's existing planning policies on the Code for Sustainable Homes can therefore no longer be applied, although an energy performance equivalent to our policy requirements can still be required under transitional arrangements.

The paper recommends asking the Secretary of State to clarify the status of those transitional arrangements and to reconsider preventing local planning authorities from setting their own sustainability standards for new homes, now that the Government's aim of introducing zero carbon homes has been abandoned.

2. RECOMMENDED ACTION

- 2.1 That the Council write to the Secretary of State for Communities and Local Government to express concern about the removal of the Code for Sustainable Homes and the abandoning of the commitment to zero carbon homes;
- 2.2 That the Council further ask the Secretary of State to clarify whether the transitional arrangements for energy efficiency for new homes set out in the ministerial statement of 25th March 2015 now continue until specifically withdrawn.

- 2.3 That the Council further ask the Secretary of State for Communities and Local Government to consider whether, in the absence of any lead on the sustainability of new homes from Government, local planning authorities should be able to once again set their own sustainable design and construction standards for new dwellings in their local policies.

3. POLICY CONTEXT

- 3.1 The Code for Sustainable Homes is a method for assessing the environmental performance of new homes. It covers nine different categories - energy and CO₂ emissions, water, materials, surface water run-off, waste, pollution, health and wellbeing, management, and ecology.
- 3.2 The Council, through policy CS1 of its Core Strategy (adopted 2008) and its Sustainable Design and Construction SPD (adopted 2011) currently requires that schemes of less than 10 dwellings meet the Code Level 3, whilst schemes of 10 dwellings or more achieve 50% Code Level 4 and 50% Code Level 3. This is generally enforced through the information submitted at planning application stage, and application of a condition to any planning permission.

4. THE PROPOSAL

(a) Current Position

- 4.1 On 25th March 2015 the Secretary of State for Communities and Local Government used a ministerial statement to withdraw the Code for Sustainable Homes. This had previously been consulted on as part of a rationalisation of the various standards that are to be applied to new housing development, with the consultation also covering matters such as security, accessibility and internal space.
- 4.2 In terms of sustainability, the Government's intention was to replace the Code for Sustainable Homes with measures in the Building Regulations. However, these measures would relate to only two aspects - water efficiency and energy. Any other aspects of the Code, such as materials or pollution, would no longer be covered. It has been made clear that local planning authorities cannot set any housing standards other than those offered at national level.
- 4.3 For water efficiency, a new voluntary standard of 110 litres per person per day has been introduced in the Building Regulations from 1st October 2015. These standards will be applied in those authorities that have 'opted in' through a policy in their Local Plan. If an authority has not included such a policy, which is currently the case in Reading, water use

will be in accordance with the existing minimum Building Regulations standard (125 litres per person per day). Transitional arrangements were in place to allow us to continue to seek water efficiency standards equivalent to our Code for Sustainable Homes policies, but these ended on 1st October.

- 4.4 For energy, at the time the Code was withdrawn, the Government intended to introduce zero carbon homes through the Building Regulations at some point in 2016. The transitional arrangements were therefore that local planning authorities could continue to apply energy requirements equivalent to their Code policies until zero carbon homes were introduced. For energy, Code Level 3 is now equivalent to the Building Regulations (as amended in 2013) in any case, meaning that only the 50% of major developments that were subject to Code Level 4 are affected. The equivalent to Code Level 4 is a 19% increase over part L of the Building Regulations 2013.
- 4.5 However, the 'Fixing the Foundations' paper published in July 2015 removed any commitment to zero carbon homes. It stated that:
- "The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established" (paragraph 9.17).
- 4.6 There has been no guidance on how this proposed change affects the transitional arrangements outlined in paragraph 4.4 above. However, 'Fixing the Foundations' is a statement of intent rather than a policy statement as such. Officers' view is therefore that we should continue to apply the equivalent energy levels to the Code Level 4 for 50% of major housing schemes as set out above, until such time as those transitional arrangements are formally removed. Applicants will be required to demonstrate how this has been met by following the energy hierarchy in an Energy Statement in line with our existing planning application requirements.
- 4.7 The above changes apply to new applications, meaning that the Code for Sustainable Homes can continue to be applied where it was a requirement of a planning condition pre-dating the March 2015 statement. However, in practice, applicants are making applications to vary these conditions, and these need to be treated as new applications, subject to the above.
- 4.8 The sustainable design and construction policy requirements for non-residential buildings, under the BREEAM system, are not affected by any of these changes. Nor are some of the more general sustainability requirements for all types of development including residential, such as the need to consider incorporation of decentralised energy or to include

sustainable drainage systems. A Sustainability Statement is still required alongside major applications that demonstrates compliance with these policies.

(b) Option Proposed

4.9 It is firstly proposed that the Council seeks to apply the voluntary water efficiency standard in the Building Regulations of 110 litres per person per day, by inclusion of a policy in a new Local Plan. The Local Plan Issues and Options paper is the subject of another Item to this meeting (Item X), and this document raises the possible inclusion of such a policy as a matter for consultation. The recommendations in that report therefore cover this matter.

4.10 Secondly, it is considered that it is necessary to write to the Secretary of State for Communities and Local Government to:

- (a) Express concern about the recent changes to the Code for Sustainable Homes and the abandonment of the commitment to zero carbon homes;
- (b) Ask for clarification that the Council's interpretation that the transitional arrangements for seeking energy use levels equivalent to existing Code for Sustainable Homes policy levels are still in place is correct; and
- (c) Press the case for local planning authorities being able to set their own sustainability standards for new homes in the light of the expected abandoning of the implementation of zero carbon homes.

4.11 The sustainability of new dwellings is an important element of our overall commitment to tackling climate change. The Council has signed the Nottingham Declaration on climate change, a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. Reading's Climate Change Strategy, Reading Means Business on Climate Change 2013-2020, aims to reduce the carbon footprint of the borough in 2020 by 34% compared with levels in 2005, and in order to achieve this target we need to ensure that we have all the tools at our disposal to ensure that new development contributes to this. Therefore, we consider that there are strong reasons why the Council, and other local planning authorities, should be able to set appropriate standards for their local areas, subject to local viability considerations.

(c) Other Options Considered

4.16 There is one alternative option that could be considered, which is to continue to apply our Code for Sustainable Homes policies regardless of the ministerial statement.

4.17 The changes that removed the Code for Sustainable Homes were made by way of a ministerial statement. The position in the law is that decisions

on planning applications are made in accordance with the development plan unless material considerations indicate otherwise. Therefore, there is a case for arguing that our existing policies that require compliance with the Code take precedence over any ministerial statement. There is potentially some validity to this argument, underlined by the recent decision on the judicial review into changes to affordable housing brought by this Council and West Berkshire Council, which was a similar situation of a ministerial statement being used to override local policies.

- 4.18 However, there are considerable risks with this approach, not least that it would likely lead to significant appeals on major sites, which could carry a considerable financial risk to the Council. In addition, the removal of the Code means that in practice very few Code for Sustainable Homes assessors are still offering the service, which would make it difficult for applicants to comply with our requirements.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 Ensuring that the design and construction of new homes is sustainable helps to achieve the priority of keeping the town clean, safe, green and active in the Corporate Plan 2015-2018.

6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 Engagement was undertaken by the Secretary of State on the proposal to rationalise housing standards, including removal of the Code for Sustainable Homes. However, this was in the context of moving towards zero carbon homes in the Building Regulations during 2016.

- 6.2 Reading Borough Council has not carried out any engagement on the changes to the Code for Sustainable Homes. However, it will be carrying out engagement on the Local Plan Issues and Options (see the specific item to this meeting) which includes asking whether a policy should be included that opts in to the higher water efficiency standards in the Building Regulations. The Local Plan Issues and Options will also consult more generally on sustainability policies.

7. EQUALITY ASSESSMENT

- 7.1 No Equality Impact Assessment is required.

8. LEGAL IMPLICATIONS

- 7.1 The withdrawal of the Code for Sustainable Homes has been undertaken through a ministerial statement rather than any change in legislation. Under section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. One could take the view therefore that our policies have primacy and

continue to require compliance with the Code for Sustainable Homes, but in practice this would risk significant adverse appeal decisions.

9 FINANCIAL IMPLICATIONS

- 9.1 Any correspondence with the Secretary of State on this matter will be carried out within existing budgets as will production of the local plan including sustainability policies.

Value for Money (VFM)

- 9.2 Any correspondence with the Secretary of State on this matter will have a minimal cost, which represents value for money given the significance of this issue.

Risk Assessment

- 9.3 There are no direct financial risks associated with the report.

BACKGROUND PAPERS

- Statement by the Secretary of State for Communities and Local Government (25th March 2015)¹.
- Core Strategy (adopted 2008, amended 2015)
- Sustainable Design and Construction Supplementary Planning Document (adopted 2011)
- Reading Means Business on Climate Change 2013-2020

¹ <https://www.gov.uk/government/speeches/planning-update-march-2015>

READING BOROUGH COUNCIL

REPORT BY DIRECTORATE OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	Strategic Environment, Planning & Transport Committee		
DATE:	24 November 2015	AGENDA ITEM:	16
TITLE:	Air Quality		
LEAD COUNCILLOR:	Councillor Page	PORTFOLIO:	Strategic Environment, Planning & Transport
SERVICE:	Regulatory Services	WARDS:	ALL
LEAD OFFICER:	Catherine Lewis	TEL:	72975
JOB TITLE:	EP&N Manager	E-MAIL:	

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

1.1 This report is being brought forward to inform members on:

- A consultation response submitted to the Department of Food and Rural Affairs (Defra). The consultation seeks views on draft plans to improve air quality. The Government's primary driver for action on air quality is the impact it can have on health and the environment. The consultation sets out revised projections for when the UK's 43 zones of which Reading is one of will reach compliance with EU legislative limits for nitrogen dioxide.
- A revision to the Air Quality Action Plan 2009 which is currently out for consultation.
- An update on a recent bid for Defra grant funding.
- An update on air quality monitoring within the borough.

2. RECOMMENDED ACTION

2.1 To note the response to the Governments consultation and the work being undertaken to improve air quality in the Borough.

3. POLICY CONTEXT

National Context

3.1 In 2008, an EU Directive for Air Quality was brought in which required the UK to manage pollutant levels such as Nitrogen Dioxide down to set levels by 2010. The UK failed to meet the 2010 deadline with 40 of the 43 air quality zones exceeding Nitrogen Dioxide limits. Following submissions of further management plans, the EU Commission granted consent to extend the period for compliance, however the government stated that 16 zones would not meet the objective before 2020 and London would not meet the objective until 2025.

- 3.2 Following submissions by Client Earth and the European Commission to the European Court, the Supreme Court has ruled that the UK's current air quality plan does not comply with the Directive's requirement to ensure that Nitrogen dioxide levels are reduced to meet the limit values "in the shortest time possible".
- 3.3 The government must now submit revised plans to the European Commission by the end of 2015 to avoid breaching the EU Directive and having legal action taken.
- 3.4 In response to the deadline, the government has launched a consultation to seek views on its draft plan to improve air quality.

Local Context

- 3.5 The Council are under a statutory duty to regularly 'review and assess' air quality in their areas, and to determine whether or not air quality objectives are likely to be achieved. Where exceedances are considered likely, the Council must then declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan setting out the measures it intends to put in place in pursuit of the objectives.
- 3.6 In September 2006, the Council declared six Air Quality Management Areas (AQMA's). In September 2009, monitoring indicated additional areas where nitrogen dioxide levels were being exceeded. As a result the six AQMA's were revoked and replaced by a single management area which covers perceived and actual exceedances.
- 3.7 The existing Air Quality Action Plan which has been in place since 2009 was reviewed this year, as some of the actions have either been completed or superseded. The revised Air Quality Action Plan contains measures to improve air quality across Reading, specifically targeting action on the key pollutants of concern - Nitrogen Dioxide and Particulate Matter (PM₁₀ and PM_{2.5}). A paper outlining the update to the plan was presented to SEPT Committee on 15 July 2015.

4. The Proposal

- 4.1 The government published its consultation document, 'Draft plans to improve air quality in the UK - Tackling nitrogen dioxide in our towns and cities' in September 2015. The draft plan sets out individual, local and national measures:
- 4.2 Individual measures include providing up to date real time monitoring information and health advice so that individuals can plan ahead for poor air quality.
- 4.3 Local authority measures are identified as having a central role in achieving improvements in air quality, due to local knowledge and interaction with communities. The government proposes streamlining Local Air Quality Management (LAQM) reporting so that more resources can be directed at

delivering action and using the Public Health Outcomes Framework objective to reduce the percentage of mortality attributable to particulate matter (PM 2.5) to raise awareness of the impact of air pollution on public health and allow Directors of PH to prioritise action on air quality.

- 4.4 The government's projections indicate that the measures already being implemented mean that but in all but seven zones (key cities within these zones are London, Birmingham, Leeds, Nottingham, Derby and Southampton) compliance will be achieved by 2020.
- 4.5 The consultation paper indicates that a national programme of support, electrification of the vehicle fleet, retrofitting buses to the latest standard, combined with local assessment and targeted local action will deliver the governments projection. The paper does not identify the additional measures that are likely to be required in the remaining non-compliant areas.
- 4.6 The paper proposes a national framework for new Clean Air Zones, which would support local decision making to implement access restrictions for certain types of vehicles.
- 4.7 The government have committed £500m over the next 5 years to support the uptake of ultra-low emission vehicles (ULEV).

5. The Council's Response

- 5.1 The draft plan appears to place too much emphasis on local authorities to implement schemes to address the problem. The national role is stated to be one of support for local authorities, however little detail is provided. The government should clearly detail the level of support is available, when and to whom, so that limited local authority resources can be channelled in the right direction.
- 5.2 It is agreed that local authorities are well placed to understand local conditions and what measures could be implemented to improve air quality. As acknowledged in the zone plan, a considerable amount has been done to try to improve air quality, but there must be increased support in order to be able to deliver further changes.
- 5.3 Due to continued budget cuts, local authorities will not always have the resources available to commit to aspirational projects over and above the statutory requirements, hence the need for directed support.
- 5.4 Budget cuts mean that local authorities monitoring programmes are coming under increasing pressure to be reduced or even stopped. Without local monitoring it will not be possible to know where air quality problems exist.
- 5.5 The national plan appears heavily reliant on the vehicle emissions performance standards (EURO6) being effective. If these are not as effective in the real world as on the test bed, the projections will be inaccurate. Not only this, but other measures that are linked to emissions standards such as clean air zones

will be ineffective if based on the reductions in emissions that do not materialise.

- 5.6 Source apportionment work carried out in Reading in 2013 showed that light diesel vehicles are the highest single emitters of Nitrogen dioxide (~45%). This finding is due to the higher levels of Nitrogen dioxide emitted by diesel cars and their increasing numbers on the road; this has been replicated in numerous studies across Europe.
- 5.7 In order to be truly successful, clean air zones must tackle this source of Nitrogen dioxide, otherwise they will achieve only modest results. Unfortunately any clean air zone penalising these vehicles will be unpopular with their drivers, and may have an economic impact if this discourages people from the centre of town. These reactions mean that finding the right balance for all could prove difficult at a local level. This can be overcome if clean air zones are fully backed nationally so that they are implemented across the board at locations where Nitrogen dioxide is being exceeded.
- 5.8 The closing date for responses to the consultation was 6 November 2015.

6. Update to the Air Quality Action Plan 2009.

- 6.1 The Air Quality Action Plan has been updated to reflect the current position. The plan is currently out for consultation with statutory consultees. Should there be any significant comments or revisions required a further report will be submitted to members

7. A bid for Air Quality Grant Funding

- 7.1 A bid was submitted for grant funding in October 2015. The main aim of the bid is to reduce the impact of Council vehicles on pollution in and around Reading's Air Quality Management Area by enabling the early adoption of electric vehicles for use on the Council fleet.
- 7.2 Due to the cost of installing the necessary charging infrastructure and the comparatively high cost of electric vehicles, although desirable, to date it has not been considered financially viable to bring electric vehicles onto the Council fleet.
- 7.3 This project plans to use this grant funding opportunity to install four electric vehicle charging points on public sector estate within Reading for use with Council fleet vehicles. The provision of this infrastructure will support the local authority to integrate electric vehicles into its fleet as appropriate opportunities and economies arise and enable the transition to electric vehicle adoption in accordance with the Council's vehicle replacement programme.
- 7.4 It is hoped we will receive confirmation of whether we have made a successful bid in December.

8 Changes to Air Quality Monitoring within the Borough

8.1 DEFRA have identified the need for additional Nitrogen Oxide and particulate matter (PM10) monitors in the Reading area. They have requested that one of the existing sites is moved to London Road to become affiliated with their network. The plan is to relocate the air quality monitoring station on Kings Road to the new location on London Road.

8.2 DEFRA have agreed to cover all costs involved in the relocation process, they will also carry out the data management for the site, benefitting the Council by reducing the annual cost of running the site. It is hoped to carry out the move at the turn of the year so that there is a full year's data from the old site.

9. CONTRIBUTION TO STRATEGIC AIMS

9.1 The delivery of the Air Quality Action Plan helps to deliver the Corporate Plan Service Priority: Keeping the town clean, safe green and active. Within which it is a key action to narrow the gap by reducing particulate matter mortality to the national average of 5.3%.

10. COMMUNITY ENGAGEMENT AND INFORMATION

10.1 The Air Quality action plan is currently out to statutory consultation and available on the website for comment.

11. EQUALITY IMPACT ASSESSMENT

11.1 No equality impact is required as part of this report.

12. LEGAL IMPLICATIONS

12.1 The UK is failing to meet EU limit values for nitrogen dioxide. This has led to the EU commencing infringement proceedings. If fined for failing to meet these targets, the fines can potentially be handed down to local authorities if they are unable to demonstrate that they have taken the appropriate action. The Localism Act contains reserve powers to enable the Government to passport EU fines to local authorities and public bodies.

13. FINANCIAL IMPLICATIONS

13.1 The Air Quality Action Plan combines actions from different services for which in the main capital grants have been secured to deliver the outcomes.

14. BACKGROUND PAPERS

- Air quality action plan
- Plan showing the location of the re-sited air quality monitoring station.

Air Quality Action Plan Update

Introduction

Reading Borough Council is committed to taking action to improve air quality, identifying areas where levels of local air pollutants exceed air quality objectives and working with partners and the community to reduce pollutants and their impacts on health.

The Council has reviewed its existing Air Quality Action Plan which has been in place since 2009, as some of the actions have either been completed or superseded. The revised Air Quality Action Plan contains measures to improve air quality across Reading, specifically targeting action on the key pollutants of concern - Nitrogen Dioxide and Particulate Matter (PM₁₀ and PM_{2.5}). Delivering actions to reduce levels and exposure of them will help to safeguard public health and improve quality of life for all.

Background

Legislation and the Air Quality Strategy for England 2007 place an obligation on all local authorities to regularly 'review and assess' air quality in their areas, and to determine whether or not air quality objectives are likely to be achieved. Where exceedances are considered likely, the local authority must then declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan setting out the measures it intends to put in place in pursuit of the objectives.

In September 2006, Reading Borough Council declared six Air Quality Management Areas (AQMAS). In September 2009, monitoring indicated additional areas where nitrogen dioxide levels were being exceeded. As a result the six AQMAS were revoked and replaced by a single management area which covers perceived and actual exceedances.

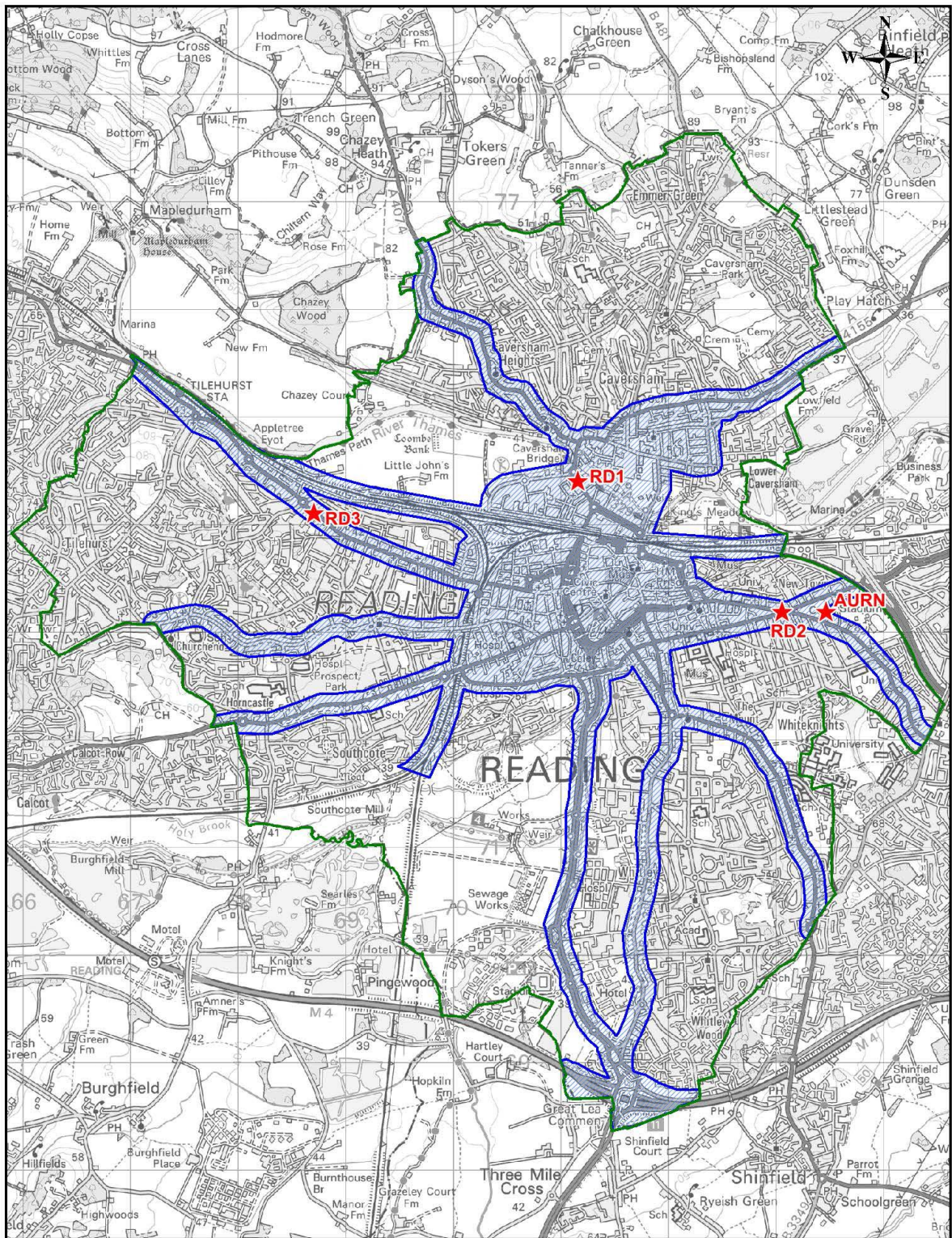
The current AQMA is detailed in Figure 1.

National Context

The UK is failing to meet EU limit values for nitrogen dioxide. This has led to the EU commencing infringement proceedings. If fined for failing to meet these targets, the fines can potentially be handed down to local authorities if they are unable to demonstrate that they have taken the appropriate action. The Localism Act contains reserve powers to enable the Government to passport EU fines to local authorities and public bodies.

On 29th April 2015 Client Earth won a legal battle against the UK government. The Supreme Court ruled that plans to cut illegal levels of air pollution in Britain are insufficient. The ruling means that the Government must start work on a comprehensive plan to meet pollution limits as soon as possible.

Figure 1: Map of AQMA and Automatic Monitoring Sites



Title: **Map of AQMA and Automatic Monitoring Sites**

Date: 30/06/2015 Scale at A4: 1:46,000

Produced by GIS & Mapping Services

Ref: G:\MapInfo\Data\Client datasets\Environment\Environmental Services\Air Pollution

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What are the issues locally?

Air quality in Reading is generally good. However, there are areas close to congested roads where levels of nitrogen dioxide exceed the air quality objectives and where levels of particulates are elevated. Particulates are classified by their mass (PM₁₀ and PM_{2.5}), with the smaller particulates, PM_{2.5} being more harmful due to their ability to travel further into the lung.

PM_{2.5} is understood to have no safe limit for health, it is therefore beneficial to reduce levels at all locations, not just hotspots that break a set limit.

New targets in the UK Air Quality Strategy set a 25µg/m³ 'cap' for hotspots and a 15% reduction in PM_{2.5} levels in all urban locations by 2020.

A report published by The Committee on the Medical Effects of Air Pollution (COMEAP) in 2010 estimated the number of deaths in the UK attributable to exposure to particulate air pollution to be 29,000.

Public Health England published a report in 2014 which used the COMEAP data from 2008 to estimate the percentage of deaths linked to particulate air pollution in local authority areas. In the report, the estimated percentage of deaths attributable to particulate air pollution in Reading is 5.9% of the population over 25, which equates to an estimated 62 deaths in 2008. The report does reflect that these figures are impacted by ambient particulate matter (PM_{2.5}) and therefore the actual levels could range from one sixth to about double these figures.

Department of Health figures comparing the impact on life expectancy from reductions in fine particles (PM_{2.5}) against elimination of road traffic accidents and passive smoking show that there are significant benefits to tackling man made particulate pollution.

	Reduction in PM _{2.5}	Elimination of road traffic accidents	Elimination of passive smoking
Expected gain in life expectancy	7-8 months	1-3 months	2-3 months

The delivery of the Air Quality Action Plan helps to deliver the Corporate Plan Service Priority: Keeping the town clean, safe green and active. Within which it is a key action to narrow the gap to the national average of 5.3% deaths in over 25s linked to air pollution.

Links to Public Health

The AQAP links closely with the Public health agenda. The Joint Strategic Needs Assessment (JSNA) identifies particulates as being of particular relevance to public health due to the strong association with the prevalence of heart disease, respiratory disease and lung cancer. This is of particular relevance in Reading, where hospital admissions due to respiratory illness is higher than the national average (JSNA, 2012).

The vision for a healthier Reading in the Joint Health & Wellbeing Strategy is:

‘Communities and agencies working together to make the most efficient use of available resources to improve life expectancy, reduce health inequalities and improve health and wellbeing across the life course’

Although not specifically mentioned in the strategy, air quality could have an impact on Reading’s vision being realised. Exposure to air pollution can reduce life expectancy and this is reflected in the figures published by Public Health England.

As part of the environment in which we live, poor air quality has also been found to have a disproportionate effect on the disadvantaged. In 2010, a report based on the results of a Health Survey for England, showed a link between poor air quality and low income areas. The Marmot Review: Implications for Spatial Planning, found that poorer communities tend to experience a higher concentration of pollution, having a higher prevalence of cardio-respiratory and other diseases, and that sixty six per cent of carcinogenic chemicals emitted into the air are released in the 10 per cent most deprived wards.

Measures carried out to improve the health and wellbeing of the population for one Public health objective can have co-benefits for another. For example, vehicle emissions are responsible for a large proportion of air pollution. As well as reducing air pollution, measures that focus on encouraging people to use sustainable transport, such as walking and cycling can have the following co-benefits:

- Create an environment that is more pleasant to walk and cycle, therefore increasing physical activity levels;
- Reduce risks of injury and death from road traffic collisions;
- Reduce community severance, increase community cohesion and social interactions;
- Reduce noise pollution which also enables people to open windows to buildings, reducing the costs of air conditioning and
- Contribute to reducing the urban heat island effect.

Travel & Transport

There are a large range of transport related actions that help improve air quality across the borough and wider area.

Vehicle emissions are the main source of air pollution in Reading. Studies carried out in 2013 identified diesel cars as the largest contributors of nitrogen dioxide (an average of 40%), compared to petrol cars, which made up an average of 14%. Therefore actions targeting these sources, diesel cars in particular, are likely to see the biggest reduction in nitrogen dioxide levels.

It is not always possible to make a direct impact on the amount of emissions released from privately owned individual vehicles; however public transport is one area where

direct influence and improvements are possible. Considerable investment has been made at Reading Buses in new hybrid buses, and buses that run on Compressed Natural Gas (CNG). Additionally, the Council recently secured funding to carry out the conversion of 100 Reading Hackney Carriages to run on a Compressed Natural Gas (CNG) diesel blend in order to reduce their emissions.

Local Transport Plan 3 (LTP3) contains all objectives, policies and plans for improving transport in Reading over the period 2011- 2026. Reading's LTP objectives for this period are a reflection of the national and regional context and the local vision for Reading. The plans and programmes contained within the LTP are important to the delivery of all of the Government's shared priority areas, including that of better air quality.

Sustainability

Readings Climate Change Strategy has the target of reducing the carbon footprint of the borough by 34% as compared to levels in 2005.

The strategy sets out to encourage a low carbon economy and prepare for climate change. The strategic priorities encourage a reduction in emissions, energy saving, more careful use of resources and more generally, the adoption of the principles of sustainability across all sectors within the borough. These ideals have close links with the aims of the Air Quality Action Plan and most actions taken to reduce carbon emissions are likely to have co-benefits for air quality e.g. modal shift to public transport, cycling and walking.

It is however acknowledged that that the largest source of carbon dioxide (CO₂) emissions are different to the dominant sources of other air pollution relevant to the Air Quality Action Plan (Nitrogen dioxide and Particulate Matter), in that transport only makes up 16% of CO₂ emissions, while the main source of CO₂ (51%) is from industrial, commercial and retail premises. Consequently there may be some conflicts between actions taken to reduce carbon emission and other air pollutants such as nitrogen dioxide and particulate matter (PM₁₀). Examples include the increase in use of biomass burners, fuel switch to gas from electric heating systems and the widespread switch from petrol to diesel cars.

The Council aim to take a "win/win" approach, where actions taken to address air quality will also benefit or have a neutral impact on climate change actions and vice versa. Preference will be given to air quality actions that also reduce emissions of greenhouse gas emissions. A balance will be struck where there is a conflict. For example a ground source heat pump might be favoured over a biomass burner in the Air Quality Management Area.

Planning

National Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied. In relation to conserving and enhancing the natural environment, paragraph 109 states that:

“The planning system should contribute to and enhance the natural and local environment by.... preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.”

Paragraph 124, also states that:

“Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.”

Local Policy

Policy DM19 in Reading Borough Council’s Sites and Detailed Policy Document requires that development have regard to the need to improve air quality and to reduce the effects of poor air quality:

“Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated. The following criteria should be taken into account:

- Whether the proposal, including when combined with the cumulative effect of other developments already permitted, would significantly reduce air quality;
- Whether the development is within, or accessed via, an Air Quality Management Area; and
- Whether it can be demonstrated that a local reduction in air quality would be offset by an overall improvement in air quality, for instance through reduction in the need to travel.
- Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application.”

The Council has adopted a Community Infrastructure Levy (CIL) which secures funds from new development to improve infrastructure and support growth and development. The Council publishes a list of infrastructure which would benefit from CIL which includes:

- Air quality - The infrastructure required to undertake Borough wide continuous monitoring of air quality.

S106 planning obligations may still be sought from development in relation to securing site specific mitigation for developments which could include measures that support the implementation of the actions listed in the AQAP.

How will this plan improve air quality?

The actions within the plan are split into the two key areas: Intervention and Education/Promotion. It is acknowledged that there will be a certain amount of cross over between some actions.

INTERVENTIONS

Action:	What difference will this make	Who Will do it	When will it be done by	How will we measure progress
Railway upgrade	Track and platform capacity will be increased to reduce this significant bottleneck on the national rail network.	Network Rail, Transport, Planning	2016	Progress Reports to Berkshire Local Transport Body
Green Park Station	Reducing congestion and improving sustainable travel options to major employment sites and future housing and employment sites.	Transport, Planning	2018	Progress Reports to Berkshire Local Transport Body
Southern Mass Rapid Transit (MRT)	Sustainable transport provision, improving accessibility of travel to and from Reading whilst minimising congestion and reducing emissions.	Transport, planning	2018	Progress Reports to Berkshire Local Transport Body
Eastern MRT	Sustainable transport provision, improving accessibility of travel to and from Reading whilst minimising congestion and reducing emissions.	Transport	2020	Progress Reports to Berkshire Local Transport Body
East (Thames Valley Park) Park & Ride	To reduce the mode share of trips by car to central Reading, thereby reducing congestion and emissions and improving accessibility.	Transport Wokingham BC	2020	Progress Reports to Berkshire Local Transport Body

Action:	What difference will this make	Who Will do it	When will it be done by	How will we measure progress
Winnersh Triangle Park & Ride	To reduce the mode share of trips by car to central Reading, thereby reducing congestion and emissions and improving accessibility.	Transport, Wokingham BC	2016	Progress Reports to Berkshire Local Transport Body. Monitoring of patronage
Southern (Mere oak) Park & Ride	To reduce the mode share of trips by car to central Reading, thereby reducing congestion and emissions and improving accessibility.	Transport, Wokingham BC	2015	Progress Reports to Berkshire Local Transport Body. Monitoring of patronage
Traffic signal upgrading	Managing congestion on the transport network	Transport	2016	Reports to transport management sub-committee
A33 Congestion Relief Pinchpoint scheme	Reducing the impact of congestion on the transport network, higher quality public realm, environmental benefits, healthier lifestyles and improved access to central Reading.	Transport	2015	Reporting to transport management sub-committee
A4 Congestion Relief Pinchpoint scheme	Reducing the impact of congestion on the transport network, higher quality public realm, environmental benefits, healthier lifestyles and improved access to central Reading.	Transport	2015	Reporting to transport management sub-committee

Action:	What difference will this make	Who Will do it	When will it be done by	How will we measure progress
Work towards the electrification of the vehicle fleet. <ul style="list-style-type: none"> • Introduction of charging points into carparks and as part of new developments • Replacement of Council fleet vehicles with electric vehicles where feasible. 	The electrification of the vehicle fleet will reduce vehicle emissions and improve local air quality.	Transport, Sustainability, Environmental Protection	2020	Number of charging points installed. Electric vehicles in use.
Expansion of ReadyBike cycle hire scheme	Increase options for people travelling across Reading. Reduce congestion and impact on air quality.	Transport	2017	SEPT report
Cross boundary cycle routes continue the development of the national cycle network	Increase options for people travelling across Reading and beyond. Reduce congestion and impact on air quality.	Transport, Wokingham, Bracknell Forest, Windsor & Maidenhead	Ongoing	Cycle strategy implementation plan
Cycle route infrastructure improvements	Increase options for people travelling across Reading and beyond. Reduce congestion and impact on air quality.	Transport	Ongoing	Cycle strategy implementation plan
Thames pedestrian/cycle bridge	Direct access to Reading Station and leisure facilities through an area of future regeneration and development. Promoting cycling and walking, reducing congestion and impact on air quality.	Transport	2016	Bridge open for public use.

Action:	What difference will this make	Who Will do it	When will it be done by	How will we measure progress
Ensuring that industrial emissions to air are minimised through appropriate application and enforcement of the Environmental Permitting Regulations 2010. Identification of businesses that should be permitted.	Emissions to air from polluting premises will be controlled.	Environmental Protection	Ongoing	EP Annual subscriptions and applications. Annual search for unpermitted processes
Through Reading Climate Change partnership increase business participation in reducing emissions through, measures such as cycle to work schemes, reducing building energy use, low emission delivery vehicles.	Reducing the impact of business on air quality.	Sustainability, transport, Environmental Protection	2020	Reading climate change partnership
We will ensure through the planning process that future development does not result in any further deterioration of air quality and where possible, results in an improvement in overall environmental quality.	New development will not result in significant worsening air quality	Planning, Environmental Protection	Ongoing	Air quality assessments produced for new developments. Monitoring results.
We will ensure that measures to address local air quality do not conflict with climate change actions, by considering the interlinked causal factors, identifying conflicts and promoting mutually beneficial solutions. E.g. Careful	Minimising conflicting initiatives that undermine each other's targets.	Sustainability, Environmental Protection	Ongoing	Number of conflicting measures installed within the AQMA.

consideration of impact of biomass burners. Winter watch - where solid fuel is supplied use smokeless authorised fuel.				
Action:	What difference will this make	Who Will do it	When will it be done by	How will we measure progress
Continue Reading Buses investment programme to ensure the bus fleet has the lowest emissions it can.	Particulate and NO2 emissions from buses will be continually reduced. The impact of these reductions will be most noticeable on busy bus routes and bus stop interchanges.	Transport	Ongoing	Reporting to transport management sub-committee
Continue to explore and implement ways to improve emissions from Readings taxi fleet	Reduce NO2 and particulate emissions	Licensing, Environmental Protection, Transport	Ongoing	Changes in makeup of taxi fleet. e.g. Retrofitted taxis, EURO standard.

Education/Promotion Actions

Action:	What difference will this make	Who Will do it	When will it be done by	How will we measure progress
Continue to offer Bikeability cycle training to all schools across Reading	Improve accessibility of cycling to children by improving road awareness, cycling skills and confidence.	Transport	2018	Uptake of scheme
Continued funding for a Cycle development officer to help promote cycling and deliver the Cycling Strategy.	Implementation of cycling strategy leading to increased participation in cycling	Transport	2017	Percentage of road users cycling according to cycle cordon readings.
Continue to inspire people to walk more via initiatives such as Beat the Street.	Increase numbers of people walking especially targeting children and those with long term conditions who are least active.	Public Health, Transport	2016	Number of people signed up to scheme
Continue to monitor air pollution at existing monitoring locations and make results available to view on RBC website.	Quantify current pollution levels. Allow contractors to use to inform air quality impact assessments for new development. Available for the use of interested residents	Environmental protection	Ongoing	Monitoring data available on RBC website. Achieve a good level of data capture.
Investigate the feasibility of introducing locally based alert system to inform residents of forecasted pollution episodes.	Reduce the impact of pollution episodes on the residents most vulnerable to air pollution.	Environmental Protection	2017	Complete an assessment of the feasibility of such a system.
Bonfires - Provide advice to residents and take enforcement action where appropriate to discourage the use of bonfires when disposing of waste material.	Reduce the emission to air of pollutants from bonfires. Reduce the amount of nuisance caused to neighbours by smoke from bonfires.	Environmental Protection	Ongoing	Update guidance on website. Number of complaints recorded.
Action:	What difference will this make	Who Will do it	When	How will we

			will it be done by	measure progress
Solid Fuel Burning - The Smoke Control Survey 2014; Showed there was a relative lack of knowledge of smoke control areas, it is now proposed to inform people of the existence of smoke control areas, how to find out if you live in one and what you should or shouldn't do if you live in one. This will be done through an awareness raising campaign to promote best practice for people heating their homes using wood, coal and other solid fuels.	Reduce the emission of pollutants from open fires and wood burners.	Environmental Protection	2015	Pamphlet to businesses selling appliances. Press release in run up to winter.
Provide advice, guidance and support to improve home energy efficiency through the private sector renewal scheme and winter watch.	reduce emissions from heating systems, additional benefits of Reducing fuel bills, thus reducing fuel poverty; Reduces likelihood of damp and mould occurring, which aggravate respiratory disease; Reduce the number of falls in the home (falls are more likely to occur in cold homes due to poor blood circulation)	Sustainability, Private Sector Housing	Ongoing	Home Energy Conservation Act report EPC rating of houses.
Generate a larger proportion of energy from renewable sources. 8% by 2020	Lower emissions from fossil fuels through business and household electricity usage and heating	Sustainability, Planning	2020	Government registration
We will seek funding to assist implementation of projects from the action plan and support additional projects that support the corporate plan target to narrow the gap in deaths due to air	Funding to help implement projects will help to speed up the pace that we are able to implement actions and make improvements to air quality	Environmental Protection, Transport, Sustainability, Public Health	Ongoing	Applications for grant funding

pollution to the national average.				
Action:	What difference will this make	Who Will do it	When will it be done by	How will we measure progress
Improve the local environment through planting greater numbers of trees and plants. Increase of 10% by 2030 as of numbers in 2010.	Increase numbers of trees and plants to help absorb pollution, improve mental health and improve resilience to climate change	Planning, Parks	Ongoing	Number of trees planted Periodic monitoring and review of Tree Strategy

References

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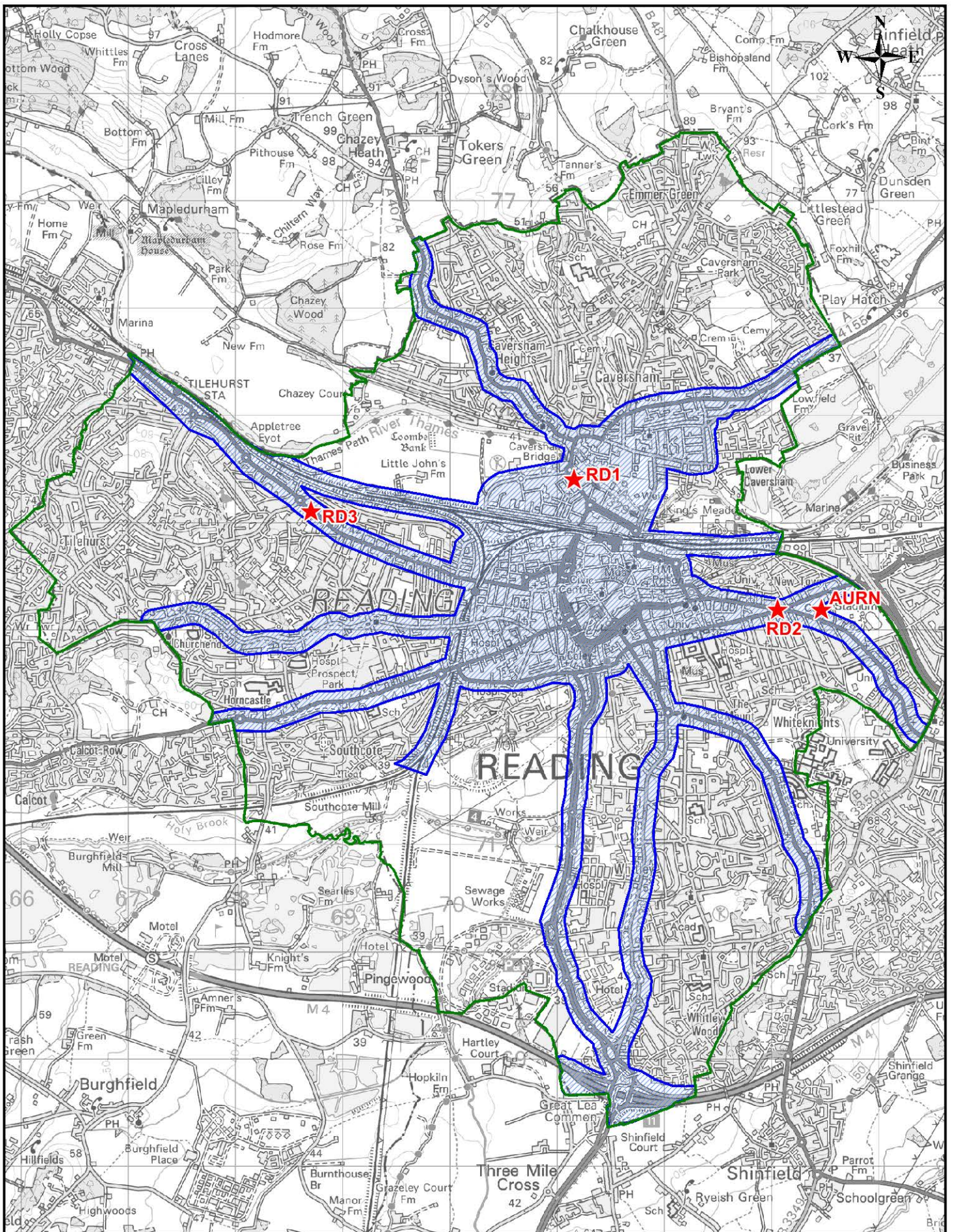
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Reading Borough Council, Climate Change Strategy, 2013-2020.

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Title: Map of AQMA and Automatic Monitoring Sites

Date: 30/06/2015 Scale at A4: 1:46,000

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Ref: G:\Mapinfo\Data\Client datasets\Environment\Environmental Services\Air Pollution

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