

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE		
DATE:	23 MARCH 2023	AGENDA ITEM:	12
TITLE:	LOCAL PLAN REVIEW AND LOCAL DEVELOPMENT SCHEME		
LEAD COUNCILLOR:	COUNCILLOR LENG	PORTFOLIO:	PLANNING AND ASSETS
SERVICE:	PLANNING	WARDS:	ALL
LEAD OFFICER:	MARK WORRINGHAM	TEL:	0118 9373337
JOB TITLE:	PLANNING POLICY MANAGER	E-MAIL:	mark.worringham@reading.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 The Reading Borough Local Plan was adopted in November 2019. There is a statutory five-year period for carrying out a review of a local plan to determine whether an update is required. A Local Plan Review (Appendix 3) has now been carried out which has determined that there is a need for a partial update of the Local Plan, in particular to take account of the new methodology for determining housing needs. Committee is requested to note the review and agree to undertake the partial update.
- 1.2 The Council is required to produce and maintain a Local Development Scheme (LDS) which sets out which documents will be produced and the timetable for production. A LDS has been produced (Appendix 4) which, alongside other documents, sets out the timetable for undertaking the partial update of the Local Plan, which aims for submission of the update to the Secretary of State by the end of the five-year review date in November 2024. Committee is requested to agree the LDS.
- 1.3 Appendices
 - Appendix 1: Equality impact assessment
 - Appendix 2: Outcome of Local Plan Review for individual policies
 - Appendix 3: Local Plan Review [to be added]
 - Appendix 4: Local Development Scheme
 - Appendix 5: Climate assessment tool [to be added]

2. RECOMMENDED ACTION

- 2.1 That Committee note the results of the Local Plan Review;**
- 2.2 That Committee agree that a partial update of the Local Plan be undertaken;**
- 2.3 That the Assistant Director for Planning, Transport and Regulatory Services be authorised to include additional policies within the scope of the partial update in consultation with the Lead Councillor for Planning and Assets and other relevant Lead Councillors as required; and**
- 2.3 That Committee agree the Local Development Scheme which sets out the timetable for production of planning policy including the partial update of the Local Plan.**

3. POLICY CONTEXT

- 3.1 The Reading Borough Local Plan was adopted by Council on 4th November 2019 (Minute 28 refers). Since that point, the Local Plan has been the main consideration in determining planning applications within Reading.**
- 3.2 There is a statutory duty for local planning authorities to review their local plans within five years of the adoption date. Such a review should determine whether there is a need to update the Local Plan in full or in part. A review of the Reading Borough Local Plan is therefore required to be undertaken by 4th November 2024.**
- 3.3 Changes to national policy and guidance, in particular in relation to the level of housing need for the authority, represent particular reasons why plans or individual policies may require updating. There have been a variety of changes to national policy, including a new version of the National Planning Policy Framework (NPPF) in July 2021 and an updated version of the standard methodology for assessing housing need which places particular emphasis on the largest urban areas (including Reading) for delivering housing.**

4. THE PROPOSAL

(a) Current Position

- 4.1 There is still more than a year until the five-year review date for the Local Plan. However, leaving a review until the end of that period was not considered appropriate, because should a review identify that policies are out of date, there would be an extended period when the**

relevant policies could not be applied as the Plan was more than five years old but replacement policies would not be at a stage when they could be applied. It is therefore considered important that, by November 2024, a partial update of the policies is relatively advanced to prevent a lengthy policy vacuum from arising.

- 4.2 A review of the Local Plan (Appendix 3) has been undertaken. This examines each policy to determine whether there is a need for it to be updated. Particular reasons why a policy may need to be updated include the following:
- Changes to legislation;
 - Changes to national policy;
 - Other policy changes, including the Council's own policies;
 - Data from monitoring the policies, in particular from the Council's Annual Monitoring Report;
 - The outcome of planning appeals;
 - Changes in circumstances, including changes on specific sites, changing economic conditions, or changes in the need for certain types of development;
 - Any other changes.
- 4.3 The Local Plan Review has revealed that there is a need to carry out a partial update of the Local Plan. A full update is not required, as many of the development management policies continue to be up-to-date. However, there are key policies which have been judged to be in need of update. In particular, changes to national policy on how local housing need is to be calculated have significant implications for the levels of housing provision in Reading, which affect not only the Housing Provision Policy, H1, but potentially almost all of the Site Allocation Policies. National policy in paragraph 33 of the NPPF is clear that "Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly", and this is the case for Reading.
- 4.4 Any updates to overall need have impacts on other parts of the plan. It affects policies relating to the different types of housing to be provided, for instance for older people or affordable housing. In the case of the latter, an update would need to consider the fact that delivery of affordable housing has been well below the very high levels of need identified in the Local Plan. It will also impact on the individual site allocation policies as it may result in the need to identify additional sites.
- 4.5 It is recommended that Committee note the results of the review. Appendix 2 sets out which policies have been judged as needing to be updated as a result of the Local Plan Review and will therefore form part of the Local Plan Partial Update. In total, 45 of the 90 policies in the Plan would need to be updated. There will be opportunities to

bring other policies within the scope of the update over time if emerging evidence suggests that this will be necessary. In addition to the individual policies, the overall Spatial Strategy is likely to require an update to account for changing development levels and the removal of the Grazeley option outside our boundaries. Furthermore, the level of infrastructure required to meet changing development levels will need a new Infrastructure Delivery Plan, which will be integral to the Plan and will set out how the broad range of infrastructure will be delivered.

(b) Option Proposed

- 4.6 The option proposed is that the Council proceed with a partial update of the Local Plan based on the results of the Local Plan Review (Appendix 3).
- 4.7 In terms of timetable, the aim will be to have submitted the partial update to the Secretary of State by 4th November 2024, the expiry date of the five-year review period. It will not be possible to have adopted policies in place by that date, but submission will ensure that policies have at least some degree of weight in determining planning applications, and will avoid a lengthy period where there is a policy vacuum. An absence of up-to-date policy will mean that the ‘presumption in favour of sustainable development’ in the National Planning Policy Framework (NPPF) is invoked, which will mean that development should be approved unless the much more general policies in the NPPF would indicate otherwise.
- 4.8 The timetable is set out in the Local Development Scheme (LDS) (Appendix 4). It is a requirement that each local planning authority maintain a LDS to set out the programme for production of planning policy documents. The Council’s existing LDS dates from November 2016 and dealt primarily with the production of the existing Local Plan and is therefore now in need of replacement.
- 4.9 The LDS proposes the following broad timetable for the Local Plan Partial Update:
- Call for sites to be nominated - April/May 2023;
 - Consultation on Regulation 18 (Issues and Options stage) - November 2023-January 2024;
 - Consultation on Regulation 19 (proposed submission version of Local Plan Partial Update) - August/September 2024;
 - Submission to Secretary of State - by 4th November 2024;
 - Examination in public - February/March 2025;
 - Adoption - June/July 2025.

4.10 Once the document has been submitted to the Secretary of State, the timetable is largely in the hands of the Planning Inspectorate, but the dates above are estimated based on past experience.

4.11 It is therefore proposed that Committee agree the LDS. Once published, the progress of Plan production will be judged against the milestones in the LDS.

(c) Other Options Considered

4.12 One alternative option to the proposed option is to undertake a full update of the Local Plan. This would allow for a more comprehensive approach, but would not be necessary since, as the Local Plan Review has identified not all policies are in need of updating. Resources to undertake the update are also limited, and a full update would not therefore be a good use of these resources.

4.13 Another alternative option would be to not undertake any update of policies. However, this would leave the Council without policies in some essential areas, in particular housing delivery, and would result in applications needing to be judged against national policies for these areas. This would lead to a loss of control over the quality of housing development, and potentially an increase in the number, length and complexity of planning appeals.

4.14 Another option would be a lengthier timescale for production of the Local Plan update, for instance by including an additional Regulation 19 consultation stage (as was the case when the Local Plan was initially produced). However, as the partial update will only cover selected policies, it is not considered necessary to include this additional stage.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 The Local Plan partial update, through setting out the way Reading will develop to 2036, will contribute to the following priorities in the Corporate Plan 2022/25:

- Healthy environment: through ensuring that policies are up to date to achieve the highest environmental standards in development, respond to the Environment Act and incorporate the approach of the Local Transport Plan;
- Thriving communities: through ensuring that housing needs are met insofar as possible, including affordable housing of the right tenure to meet Reading's needs; and
- Inclusive economy: through updating policies to meet development needs for economic development uses.

6. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

- 6.1 The Local Plan contains a significant number of policies that seek to maintain and improve the quality of the built and natural environment in Reading. This includes policies that seek to mitigate impacts on the climate as well as adapt to inevitable climate change, including policies on the environmental performance of new homes that were among the most ambitious such policies in the country. Many of the environmental policies in the Plan will need to be part of the partial update, and the environmental and climate implications will therefore depend largely on the content of any update, which is not yet determined.
- 6.2 The Climate Assessment Tool assessed the implications of the recommended actions in this report, to carry out a partial update and approve the LDS, and found that any such implications will be broadly positive. The environmental and climate implications of specific updated policies will need to be assessed at a later stage.

7. COMMUNITY ENGAGEMENT AND INFORMATION

- 7.1 There is no requirement to undertake community engagement on the Local Plan Review or the Local Development Scheme. However, the Council will continue to liaise with key stakeholders, including neighbouring authorities, on the scope of the review.
- 7.2 The proposals within the Local Development Scheme for undertaking a partial update of the Local Plan and progressing other documents will require consultation at a number of stages, as detailed within the document itself. These consultation stages will need to be undertaken in line with the statutory requirements as well as the Council's adopted Statement of Community Involvement.

8. EQUALITY ASSESSMENT

- 8.1 An Equality Impact Assessment has been carried out and is included as Appendix 1. This has found that there would be potential positive impacts in terms of age and disability, but identified that the review identified that the policy on gypsy and traveller provision would not require an update due to the considerable efforts that the Council has made over recent years to identify a site for permanent gypsy and traveller pitches, without an appropriate site being identified. This will need to be kept under review, including undertaking continued dialogue with neighbouring authorities around opportunities for Reading's need to be met outside the Borough.

9. LEGAL IMPLICATIONS

- 9.1 Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), local planning authorities must review their Local Plans within five years of the adoption date.

- 9.2 Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) states that local planning authorities must prepare and maintain a Local Development Scheme. The LDS should specify:
- The local development documents that will be development plan documents;
 - The subject matter and geographical area of the documents;
 - Which documents are to be prepared jointly;
 - Any matter or area for which the authority have agreed a joint committee;
 - The timetable for the preparation of Local Development Documents; and
 - Any other prescribed matters.
- 9.3 The Planning and Compulsory Purchase Act 2004 (as amended) together with the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the process for preparing Local Development Documents including the Local Plan.

10. FINANCIAL IMPLICATIONS

- 10.1 A Business Case was submitted as part of the Medium Term Financial Strategy process to provide funding for the review to be undertaken. This Business Case was agreed as part of the Budget papers taken to Council on 28th February 2023. There is broad support and understanding of the need to undertake the review and the impacts of not doing so.

Value for Money (VFM)

- 10.2 As part of the budget setting process, the business case included alternate options which could deliver different outcomes including as stated in 4.11. Value for money was tested and the revenue budget requirement to deliver the review was considered to be proportionate to the benefit it will deliver.

BACKGROUND PAPERS

None

APPENDIX 1: EQUALITY IMPACT ASSESSMENT

Provide basic details

Name of proposal/activity/policy to be assessed:

Local Plan Review and Local Development Scheme

Directorate: DEGENS - Directorate of Economic Growth and Neighbourhood Services

Service: Planning

Name: Mark Worringham

Job Title: Planning Policy Manager

Date of assessment: 05/01/2023

Scope your proposal

What is the aim of your policy or new service?

To review whether policies in the Reading Borough Local Plan remain up-to-date and identify which policies should be updated.

To set out a timetable for policies to be updated in the LDS

Who will benefit from this proposal and how?

The local community, Council and other stakeholders will benefit through the progression of up-to-date planning policies to inform high-quality decision making. The development industry will benefit through greater certainty about how planning applications will be determined.

What outcomes will the change achieve and for whom?

The outcome will be to identify the need to progress updated policies and to set out a timetable for such policies, which will give greater certainty for all stakeholders with interest in development in Reading.

Who are the main stakeholders and what do they want?

Development industry - certainty in decision-making

Local community - planning decisions that reflect local priorities and do not cause negative impacts or strains on infrastructure

Neighbouring authorities - plans that meet needs arising within the area

Infrastructure providers - certainty over level of development and, where appropriate, financial contributions towards improvement.

Assess whether an EIA is Relevant

How does your proposal relate to eliminating discrimination; promoting equality of opportunity; promoting good community relations?

Do you have evidence or reason to believe that some (racial, disability, gender, sexuality, age and religious belief) groups may be affected differently than others? (Think about your monitoring information, research, national data/reports etc)

Yes ☒ No ☐

Is there already public concern about potentially discriminatory practices/impact or could there be? Think about your complaints, consultation, feedback.

Yes ☐ No ☒

If the answer is **Yes** to any of the above you need to do an Equality Impact Assessment.

If No you **MUST** complete this statement

An Equality Impact Assessment is not relevant because: N/A

Assess the Impact of the Proposal

Your assessment must include:

- **Consultation**
- **Collection and Assessment of Data**
- **Judgement about whether the impact is negative or positive**

Consultation

Relevant groups/experts	How were/will the views of these groups be obtained	Date when contacted
All individuals and groups with an interest in development in Reading, including development industry, community and voluntary bodies, neighbouring authorities, infrastructure providers etc.	Consultations on the Reading Borough Local Plan were undertaken at a number of points throughout the process.	January 2016 May 2017 November 2017

Collect and Assess your Data

Describe how could this proposal impact on Racial groups

The proposal not to review the policy on provision for gypsies and travellers could have implications for the provision for accommodation of those groups. These implications could potentially be negative if it does not lead to additional provision.

Is there a negative impact? Yes ☒ No ☐ Not sure ☐

Describe how could this proposal impact on Gender/transgender (cover pregnancy and maternity, marriage)

No specific impacts are identified.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how could this proposal impact on Disability

Policy H5 seeks to require adequate accessible and adaptable housing, including wheelchair housing. This policy has been identified as requiring update, mainly due to the sustainability aspects of the policy, but the aim will be to ensure that accessible and adaptable homes are maximised.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how could this proposal impact on Sexual orientation (cover civil partnership)

No specific impacts are identified.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how could this proposal impact on Age

Policy H6 which deals with housing for vulnerable people, which includes older people's housing, has been identified as requiring update alongside housing needs more generally. The aim will be to ensure that adequate provision is made, so the impact should be positive.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Describe how could this proposal impact on Religious belief?

No specific impacts are identified.

Is there a negative impact? Yes ☐ No ☒ Not sure ☐

Make a Decision

Tick which applies

1. **No negative impact identified** Go to sign off ☐

2. **Negative impact identified but there is a justifiable reason**



You must give due regard or weight but this does not necessarily mean that the equality duty overrides other clearly conflicting statutory duties that you must comply with.

Reason

The Council has made repeated, exhaustive searches for sites to accommodate gypsy and traveller needs since those needs were first established in the 2017 Gypsy, Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment. These efforts were documented in the Local Plan evidence base. This has led to a resolution to grant planning permission for a transit site at Island Road. However, it is highly unlikely that a site to meet permanent accommodation needs will be identified. Nevertheless, the Council will once again, within the call for sites to be nominated in April 2023, ask for sites to be put forward for gypsy and traveller accommodation.

3. **Negative impact identified or uncertain**

☐

What action will you take to eliminate or reduce the impact? Set out your actions and timescale?

How will you monitor for adverse impact in the future?

The Council will continue to monitor the provision of sites for gypsies and travellers, and will periodically undertake assessments of accommodation needs for those who dwell in caravans as required by the relevant Housing Act.

Signed (completing officer)	Mark Worringham	Date: 5 th January 2023
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Signed (Lead Officer)	Mark Worringham	Date: 5 th January 2023
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APPENDIX 2: OUTCOME OF LOCAL PLAN REVIEW FOR INDIVIDUAL POLICIES

The table lists the Local Plan policies, setting out whether a need to update it has been identified and, if so, the reasons.

Policy ref	Title	Update required, and reasons for update
CC1	Presumption in favour of sustainable development	No change resulting in the need for update identified
CC2	Sustainable design and construction	Update required. Reason: changes to building regulations, Future Buildings Standard, action from Climate Emergency Strategy on 'water neutrality', lessons from appeal decision
CC3	Adaptation to climate change	Update required. Reason: Climate Change Adaptation Plan published
CC4	Decentralised energy	Update required. Reason: take account of further district energy work, action from Climate Emergency Strategy
CC5	Waste minimisation and storage	No change resulting in the need for update identified
CC6	Accessibility and the intensity of development	No change resulting in the need for update identified
CC7	Design and the public realm	Update required. Reason: national policy changes, requirement for design codes, incorporation of neurodivergence
CC8	Safeguarding amenity	No change resulting in the need for update identified
CC9	Securing infrastructure	Update required. Reason: changes to CIL regulations regarding pooling restrictions, new Infrastructure Levy, need to identify infrastructure priorities of any increased level of development, lack of reference to digital infrastructure
EN1	Protection and enhancement of the historic environment	No change resulting in the need for update identified
EN2	Areas of archaeological significance	No change resulting in the need for update identified
EN3	Enhancement of conservation areas	No change resulting in the need for update identified
EN4	Locally important heritage assets	Update required. Reason: address issues from appeal decisions, need for slight amendment to wording.
EN5	Protection of significant views with heritage interest	No change resulting in the need for update identified
EN6	New development in a historic context	No change resulting in the need for update identified
EN7	Local green space and public open space	Update required. Reason: changing boundaries to take account of development at e.g. Mapledurham Playing Fields, Palmer Park, taking account of Playing Pitches Strategy
EN8	Undesignated open space	No change resulting in the need for update identified
EN9	Provision of open space	No change resulting in the need for update identified

EN10	Access to open space	No change resulting in the need for update identified
EN11	Waterspaces	No change resulting in the need for update identified
EN12	Biodiversity and the green network	Update required. Reason: implications of the Environment Act in particular regarding Biodiversity Net Gain, actions from Nature theme of Climate Emergency Strategy, address issue from appeal decision
EN13	Major landscape features and areas of outstanding natural beauty	Update required. Reason: review of Chilterns AONB boundary underway
EN14	Trees, hedges and woodlands	Update required. Reason: incorporation of Tree Strategy policy, implications of appeal decision on large canopy trees
EN15	Air quality	No change resulting in the need for update identified
EN16	Pollution and water resources	No change resulting in the need for update identified
EN17	Noise generating equipment	No change resulting in the need for update identified
EN18	Flooding and Sustainable Drainage Systems	No change resulting in the need for update identified
EM1	Provision of employment development	Update required. Reason: need for fresh assessment of employment needs taking account of Covid, Brexit etc and any changes in housing provision
EM2	Location of employment development	Update required. Reason: providing for additional housing or results of employment needs assessment may require release of protected employment land
EM3	Loss of employment land	No change resulting in the need for update identified
EM4	Maintaining a variety of premises	No change resulting in the need for update identified
H1	Housing provision	Update required. Reason: new national methodology for housing need and other national policy changes, monitoring of housing delivery so far, need for new land availability assessment to identify capacity, need for further co-operation with adjoining authorities
H2	Density and mix	Update required. Reason: new housing needs assessment will include needs for different sizes of homes, difficulty in achieving existing policy targets, lack of self-build provision, national policy on minimum densities.
H3	Affordable housing	Update required. Reason: changes to national policy including First Homes, tenure expectations as set out in SPD, incorporate policy basis for deferred contribution, new housing assessment will include assessing affordable housing need, need for updated whole plan viability assessment, current delivery of affordable housing below need.
H4	Build to rent schemes	Update required. Reason: lessons from new form of development
H5	Housing standards	Update required.

		Reason: changes to building regulations, Future Homes Standard, greater flexibility for sustainability standards in national policy, dpotential changes to need for wheelchair homes to be included in housing needs assessment.
H6	Accommodation for vulnerable people	Update required. Reason: proposed changes to national policy to emphasise retirement housing, new housing assessment will include assessing need for vulnerable groups.
H7	Protecting the existing housing stock	Update required. Reason: enable proposals that would result in loss of overall dwellings if it increases family housing.
H8	Residential conversions	Update required. Reason: incorporation of approach in new Residential Conversions SPD, implications of appeal decisions.
H9	House extensions and ancillary accommodation	No change resulting in the need for update identified
H10	Private and communal outdoor space	No change resulting in the need for update identified
H11	Development of private residential gardens	No change resulting in the need for update identified
H12	Student accommodation	No change resulting in the need for update identified
H13	Provision for gypsies and travellers	No change resulting in the need for update identified
H14	Suburban renewal and regeneration	No change resulting in the need for update identified
TR1	Achieving the transport strategy	Update required. Reason: take account of LTP4
TR2	Major transport projects	Update required. Reason: remove completed projects and include major schemes and initiatives from LTP4.
TR3	Access, traffic and highway-related matters	No change resulting in the need for update identified
TR4	Cycle routes and facilities	Update required. Reason: to take routes in Local Cycling and Walking Infrastructure Plan into account, reflect increased emphasis in national policy.
TR5	Car and cycle parking and electric vehicle charging	Update required. Reason: national policy on parking standards, to ensure that EV charging standards reflect most up to date position, implications of appeal decision
RL1	Network and hierarchy of centres	No change resulting in the need for update identified
RL2	Scale and location of retail, leisure and culture development	Update required. Reason: to take account of new assessment of retail and leisure needs taking account of post-Covid shopping patterns, monitoring data showing net loss
RL3	Vitality and viability of smaller centres	Update required. Reason: reflect changes to the use classes order, address high levels of vacancy in certain centres
RL4	Betting shops and payday loan companies	No change resulting in the need for update identified
RL5	Impact of main town centre uses	No change resulting in the need for update identified

RL6	Protection of leisure facilities and public houses	No change resulting in the need for update identified
OU1	New and existing community facilities	No change resulting in the need for update identified
OU2	Hazardous installations	Update required. Reason: implications of changes to AWE Burghfield Detailed Emergency Planning Zone
OU3	Telecommunications development	Update required. Reason: changes to telecoms permitted development rights, changing national policy, roll-out of new technologies
OU4	Advertisements	No change resulting in the need for update identified
OU5	Shopfronts and cash machines	No change resulting in the need for update identified
CR1	Definition of Central Reading	No change resulting in the need for update identified
CR2	Design in Central Reading	Update required. Reason: national policy changes, requirement for design codes, implications of appeal decisions.
CR3	Public realm in Central Reading	No change resulting in the need for update identified
CR4	Leisure, culture and tourism in Central Reading	No change resulting in the need for update identified
CR5	Drinking establishments in Central Reading	Update required. Reason: to reflect any changes as a result of Cumulative Impact Assessment.
CR6	Living in Central Reading	Update required. Reason: changing national policy around residential densities in centres, need to consider appropriate mix to be achieved.
CR7	Primary frontages in Central Reading	Update required. Reason: reflect changes to the use classes order.
CR8	Small shop units in Central Reading	No change resulting in the need for update identified
CR9	Terraced housing in Central Reading	No change resulting in the need for update identified
CR10	Tall buildings	No change resulting in the need for update identified
CR11	Station/River Major Opportunity Area	Update required. Reason: changes to circumstances on existing sites, implications of appeal decision, impact of density approach in town centre.
CR12	West Side Major Opportunity Area	Update required. Reason: changes to circumstances on existing sites, impact of density approach in town centre.
CR13	East Side Major Opportunity Area	Update required. Reason: changes to circumstances on existing sites, impact of density approach in town centre.
CR14	Other sites for development in Central Reading	Update required. Reason: changes to circumstances on existing sites, potential addition of further sites
CR15	The Reading Abbey Quarter	Update required. Reason: to take into account opportunity for Reading Prison to enhance the wider Abbey Quarter.

CR16	Areas to the north of Friar Street and east of Station Road	No change resulting in the need for update identified
SR1	Island Road Major Opportunity Area	Update required. Reason: changes to existing sites, potential amendment to meet employment needs
SR2	Land north of Manor Farm Road Major Opportunity Area	No change resulting in the need for update identified
SR3	South of Elgar Road Major Opportunity Area	No change resulting in the need for update identified
SR4	Other sites for development in South Reading	Update required. Reason: changes to circumstances on existing sites, potential addition of further sites
SR5	Leisure and recreation use of the Kennetside areas	Update required. Reason: take proposals for wetland at Kennet Meadows into account.
WR1	Dee Park	No change resulting in the need for update identified
WR2	Park Lane Primary School, The Laurels and Downing Road	No change resulting in the need for update identified
WR3	Other sites for development in West Reading and Tilehurst	Update required. Reason: changes to circumstances on existing sites, potential addition of further sites
CA1	Sites for development and change of use in Caversham and Emmer Green	Update required. Reason: changes to circumstances on existing sites, potential addition of further sites
CA2	Caversham Park	No change resulting in the need for update identified
ER1	Sites for development in East Reading	Update required. Reason: changes to circumstances on existing sites, potential addition of further sites
ER2	Whiteknights Campus, University of Reading	Update required. Reason: take account of changes to university permitted development rights, any changes to UoR intentions
ER3	Royal Berkshire Hospital	Update required. Reason: respond to forthcoming decision on the future of the RBH.