READING HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

VOLUME II - DETAILED SITE TABLES

November 2017

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STAGE 1A: IDENTIFICATION OF SITES AND BROAD LOCATIONS

STAGE 1(A): IDENTIFICATION OF SITES AND BROAD LOCATIONS

Site Code	Site Title	Postcode	Grid Ref	Ward	Size (ha)	Existing use	Source	Area character	Application ref	Existing local plan ref	Issues & Opt ref	Resi gain permitted total 17	Resi loss permitted total 17	Resi gain completed 17	Resi loss completed 17	Resi gain under constr 17	Resi loss under constr 17	Resi gain not started 17	Resi loss not started 17	Resi equiv gain permitted total 17	Resi equiv loss permitted total 17	Resi equiv gain completed 17	Resi equiv loss completed 17	Resi equiv gain under constr 17	Resi equiv loss under constr 17	Resi gain equiv not started 17	Resi loss equiv not started 17	Office gain permitted total 17	Office loss permitted total 17	Office gain completed 17	Office loss completed 17	Office gain under constr 17	Office loss under constr 17	Office gain not started 17	Office loss not started 17	Ind/wh gain permitted total 17	Ind/wh loss permitted total 17	Ind/wh gain completed 17	Ind/wh loss completed 17	Ind/wh gain under constr 17	Ind/wh loss under constr 17	Ind/wh gain not started 17	Ind/wh loss not started 17	Retail gain permitted total 17	Retail loss permitted total 17	Retail gain completed 17	Retail loss completed 17	Retail gain under constr 17	Retail loss under constr 17	Retail gain not started 17	Retail loss not started 17	Leisure gain permitted total 17	Leisure loss permitted total 17	Leisure gain completed 17	Leisure loss completed 17	Leisure gain under constr 17	Leisure loss under constr 17	Leisure gain not started 17	Leisure loss not started 17	Hotel gain permitted total 17	Hotel loss permitted total 17	Hotel gain completed 17	Hotel loss completed 17	Hotel gain under constr 17	Hotel loss under constr 17	Hotel gain not started 17	Hotel loss not started 17	Community gain permitted total 17	Community loss permitted total 17	Community gain completed 17	Community loss completed 17	Community gain under constr 17	Community loss under constr 17	Community gain not started 17	Community loss not started 17	Other gain permitted total 17	Other loss permitted total 17	Other gain completed 17	Other loss completed 17	Other gain under constr 17	Other loss under constr 17	Other gain not started 17	Other loss not started 17	Existing dwellings	Existing dwellings equiv	Existing office	Existing Ind/Wh	Existing Retail etc	Existing Leisure	Existing hotel	Existing community	Existing other	Area of site available after permission (ha)	How known?	Comments	Area
AB001	Friar Street and Station Road		SU714736	Abbey	1.36		Existing allocations and briefs	Town Centre	141277, 141275, 141043, 160328, 160232, 150829, 161819	RC1a	B1	178	0	0	0	101	0	77	0	0	0	0	0	0	0	0	0	5939	10598	0	0	5939	4378	0	6220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5700	0	3666	320	0	0	0	0.29	Allocated site	Significant application history.	Central
AB002	Friars Walk and Greyfriars Road (reduced site)		SU713736	Abbey	0.37		Existing allocations and briefs	Town Centre	141528, 162210, 170229	RC1b	B2	0	0	0	0	0	0	0	0	35	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	870	870	0	0	870	870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5076	0	2210	0	0	0	0	0.38	Allocated site	The allocation has been amended to remove those areas covered as part of the Station Hill site in ongoing discussions - Friars Walk and Telecom House. Undetermined application for 135 dwellings plus ground floor commercial. Also prior approval for conversion of 30 Greyfriars Road to 43 flats, since granted but not included in figures as preference likely to be for redevelopment.	Central
AB003	Station Hill (wider site)		SU713737	Abbey	2.87		Existing allocations and briefs	Town Centre	130436, 090622, 151426	RC1c, RC1b (part)	B3	475	0	0	0	0	0	475	0	0	0	0	0	0	0	0	0	122200	15530	0	15530	0	0	122,200	0	0	0	0	0	0	0	0	0	13500	14276	0	14276	0	0	13,500	0	2200	2323	0	2323	0	0	2,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	800	0	0	0	0	0	800	0	0	0	0	0	0	0	0	0	0	0.31	Allocated site	The allocation has been amended to include those areas covered as part of the Station Hill site in ongoing discussions - Friars Walk and Telecom House. The permitted scheme consists of permissions 130436 and 151426.	Central
AB004	North of the Station		SU714740	Abbey	6.71		Existing allocations and briefs	Town Centre	110024	RC1e	B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7329	0	0	0	42037	6.71	Allocated site	Unimplemented outline permission on Royal Mail site now lapsed.	Central
AB005	Riverside		SU715741	Abbey	1.24		Existing allocations and briefs	Town Centre		RC1g	B5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4029	0	0	0	0	0	0	1.24	Allocated site		Central
AB006	Napier Road Junction		SU718738	Abbey	0.49		Existing allocations and briefs	Town Centre	162166	RC1h	B6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1383	0.49	Allocated site	Permission subject to S106 for 315 dwellings in a building up to 23 storeys.	Central
AB007	Napier Court		SU719738	Abbey	1.1		Existing allocations and briefs	Town Centre		SA8i	B7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5326	0	0	0	0	0	0	1.1	Allocated site		Central
AB008	Cattle Market		SU710738	Abbey	2.46		Existing allocations and briefs	Town Centre		RC2a	B8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5303	2.46	Allocated site	Withdrawn application 090601 was for 6 flats at Regents Court	Central
AB009	Great Knollys Street and Weldale Street		SU710736	Abbey	3.02		Existing allocations and briefs	Town Centre	110628, 110774, 170326	RC2b	B9	25	0	0	0	14	0	11	0	0	0	0	0	0	0	0	0	0	187	0	187	0	0	0	0	0	0	0	0	0	0	0	0	0	143	0	143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350	0	350	0	0	0	0	64	0	1037	4219	4318	0	0	0	0	2.74	Allocated site	6-14 Weldale Street under construction. 21 Caversham Road demolition complete. Remainder of site still without permissions. Undetermined application for 429 residential units plus small shop unit on Iceland/Wickes part of site.	Central
AB010	Chatham Street		SU710735	Abbey	3.04		Existing allocations and briefs	Town Centre		RC2c	B10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.81	Allocated site		Central
AB011	Broad Street Mall		SU712733	Abbey	2.75		Existing allocations and briefs	Town Centre	150752	RC2d	B11	0	0	0	0	0	0	0	0	103	0	103	0	0	0	0	0	0	8406	0	8406	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20219	0	12530	0	8105	0	0	2.45	Allocated site	Yell House conversion now completed.	Central
AB012	Hosier Street		SU712732	Abbey	3.41		Existing allocations and briefs	Town Centre	141596	RC2e	B12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16000	0	0	0	16000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2448	0	0	14676	3.41	Allocated site	Civic Offices undergoing demolition	Central
AB013	Reading Prison		SU720735	Abbey	1.44		Existing allocations and briefs	Town Centre		RC3b	B13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000	1.44	Allocated site		Central
AB014	Forbury Retail Park		SU722736	Abbey	6.99		Existing allocations and briefs	Town Centre	170509	RC3c	B14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25280	0	0	0	0	6.99	Allocated site	Undetermined application for 765 dwellings on Homebase/Toys R Us site.	Central
AB015	Forbury Business Park and Kenavon Drive		SU724736	Abbey	2.89		Existing allocations and briefs	Urban		RC3d	B15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	9439	875	0	0	0	0	2.89	Allocated site		Central
AB016	Gas Holder		SU729737	Abbey	0.71		Existing allocations and briefs	Urban		RC3f	B16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.71	Allocated site		Central
AB017	108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street		SU708734	Abbey	1.12		Existing allocations and briefs	Town Centre	130842, 150721	RC4a	B17	29	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	573	0	0	0	0	0	573	0	553	0	0	0	0	0	553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6035	1908	0	0	0	448	1114	0.98	Allocated site	Permissions are for 114 Oxford Road and 125 Chatham Street (extension)	Central
AB018	143-145 Oxford Road		SU707733	Abbey	0.14		Existing allocations and briefs	Urban		RC4q	B18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1600	0	0.14	Allocated site		Central
AB019	Former Reading Family Centre, North Street		SU709736	Abbey	0.23		Existing allocations and briefs	Town Centre		RC4b	B19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.23	Allocated site		Central
AB020	9-27 Greyfriars Road		SU712737	Abbey	0.17		Existing allocations and briefs	Town Centre		RC4d	B20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4528	0	0	0	0	0	0	0.17	Allocated site		Central
AB021	2-8 The Forbury and 19-22 Market Place		SU717735	Abbey	0.07		Existing allocations and briefs	Town Centre		RC4e	B21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0.07	Allocated site		Central
AB022	3-10 Market Place, Abbey Hall & Abbey Square		SU717734	Abbey	0.29		Existing allocations and briefs	Town Centre		RC4f	B22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7668	0	842	0	0	0	0	0.29	Allocated site		Central
AB024	Reading Central Library, Abbey Square		SU718734	Abbey	0.1		Existing allocations and briefs	Town Centre		RC4s	B24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2655	0	0.1	Allocated site		Central
AB025	The Anchorage, 34 Bridge Street		SU715730	Abbey	0.15		Existing allocations and briefs	Town Centre		RC4h	B25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3500	0	0	0	0	0	0	0.15	Allocated site		Central
AB026	The Oracle Extension, Bridge Street and Letcombe Street		SU716731	Abbey	1.67		Existing allocations and briefs	Town Centre		RC4i	B26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1825	4025	3400	0	0	0	1.67	Allocated site		Central
AB027	Reading College, Kings Road		SU727733	Abbey	3.54		Existing allocations and briefs	Urban		RC4n	B31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35000	0	3.54	Allocated site		Central
AB028	Kings Meadow Pool, Kings Meadow Road		SU719739	Abbey	0.12		Outstanding planning permissions	Urban		RC4o	B32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	560	0	0	0	560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB029	Caversham Lock Island		SU720740	Abbey	0.45		Existing allocations and briefs	Urban		RC4p	B33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	656	0.45	Allocated site		Central
AB031	Energis House, Forbury Road	RG1 8DN	SU718739	Abbey	1.4		Outstanding planning permissions	Town Centre	121826			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40038	21120	20019	21120	20019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB032	173-175 Friar Street	RG1 1BP	SU716735	Abbey	0.14		Outstanding planning permissions	Town Centre	061033		A6	14	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	1029	0	0	0	0	0	1,029	0	0	0	0	0	0	0	0	100	0	0	0	0	0	100	0	2135	0	0	0	0	0	2,135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1029	0	787	0	0	0	0	0.14	Planning permission		Central
AB033	84 Watlington Street	RG1 4RT	SU723730	Abbey	0.07		Outstanding planning permissions	Urban	111073			10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0	0	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
AB034	Land West of Rivermead Car Park		SU707745	Abbey	0.44		Outstanding planning permissions	Rural	140329			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	0	0	0	0	0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		West
AB036	60 Queens Road	RG1 4BS	SU721731	Abbey	0.22		Outstanding planning permissions	Urban	141834			30	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	2625	0	0	0	0	0	2,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2625	0	0	0	0	0	0	0.22	Planning permission		Central
AB039	Jacksons Corner, 1-9 Kings Road	RG1 3AS	SU717734	Abbey	0.98		Outstanding planning permissions	Town Centre	141713			29	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1288	3349	0	0	0	0	1,288	3,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB041	Havell House, 62-66 Queens Road	RG1 4AZ	SU721732	Abbey	0.06		Outstanding planning permissions	Urban	151455, 160023-26			13	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	896	0	0	0	0	0	896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB042	173-175 Kings Road	RG1 4EX	SU724733	Abbey	0.12		Outstanding planning permissions	Urban	151116			15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	1120	0	0	0	1120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB043	Kings Point, 120 Kings Road	RG1 3DA	SU721733	Abbey	0.15		Outstanding planning permissions	Town Centre	150019			103	0	0	0	103	0	0	0	0	0	0	0	0	0	0	0	0	2545	0	2545	0	0	0	0	0	0	0	0	0	0	0	0	352	0	0	0	0	0	352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2427	0	2427	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB044	Kings Lodge, 194 Kings Road	RG1 4NH	SU724732	Abbey	0.06		Outstanding planning permissions	Urban	160158			18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	1043	0	0	0	1043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB048	120 Oxford Road	RG1 7NL	SU707734	Abbey	0.08		Outstanding planning permissions	Urban	110492			9	0	3	0	6	0	0	0	0	0	0	0	0	0	0	0	0	271	0	271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB049	Princes House, 73a London Road	RG1 5UZ	SU723730	Abbey	0.16		Outstanding planning permissions	Urban	150685			26	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	2271	0	0	0	0	0	2,271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
AB052	The Oracle Shopping Centre, Yield Hall Place	RG1 2AH	SU715732	Abbey	0.04		Opportunity in established use	Town Centre	120124			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Lapsed permission (2009-16)	Permission for retail extension for 1223 sq m of retail lapsed.	Central
AB053	27-32 Market Place		SU716735	Abbey	0.04	Retail uses, offices and residential	Vacant and derelict site	Town Centre			A2, A3, A4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	306	0	664	0	0	0	0	0.04	Nominated during call for sites		Central
AB054	Primark, 32-42 West Street		SU715735	Abbey	0.41	Retail with offices above	Outstanding planning permissions	Town Centre	152269		A7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6867	0	0	0	6867	0	0	0	0	0	0	0	0	0	0	0	0	4305	0	0	0	4305	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3283	0	0	0	3283	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
AB055	Former Cox & Wyman site, Cardiff Road		SU709741	Abbey	1.31	Factory (vacant)	Vacant and derelict site	Urban			A9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9850	0	0	0	0	0	1.31	Nominated during call for sites		West
AB056	Former Gas Works Building, Gas Works Road		SU723734	Abbey	0.064	Vacant buildings	Outstanding planning permissions	Town Centre	160378			20	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	536	0	0	0	0	0	536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission	Part of site nominated for Site Allocations but excluded as too small. Undetermined application for Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4,5 and 6 storey building adjacent to the River Kennet and a 3 storey building fronting Gas Works Road, providing 29 (5x studio, 14x1, 9x2 and 1x3-bed) residential units (Class C3).	Central
AB057	Central Swimming Pool, Battle Street		SU706735	Abbey	0.55		Opportunity in established use	Urban	031246			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2620	0	0	0	0.55	Lapsed permission (2009-16)	Permission was for 89 new build	Central
AB058	78 Oxford Road		SU710734	Abbey	0.03		Opportunity in established use	Town Centre	050014, 161860			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	190	0	0	0	0	0.03	Lapsed permission (2009-16)	Permission was for extension and refurb for 10 flats (6 net gain). Undetermined application for conversion and extension for 13 dwellings plus new retail (understood that this would be a 9 unit net gain).	Central
AB059	149-153 Oxford Road		SU707733	Abbey	0.1		Opportunity in established use	Urban	090795			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0.1	Lapsed permission (2009-16)	Permission was for refurb/conversion/extension for 12 flats (5 net gain)	Central
AB060	38-40 Oxford Road & 3-7 Cheapside		SU711734	Abbey	0.3		Opportunity in established use	Town Centre	091455			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	702	0	234	0	0	0	0	0.3	Lapsed permission (2009-16)	Permission was for change of use to 8 flats	Central
AB061	17-23 Queen Victoria Street	RG1 1SY	SU715735	Abbey	0.05		Opportunity in established use	Town Centre	111190			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	504	0	374	0	0	0	0	0.05	Lapsed permission (2009-16)	Permission was for conversion of office to 13 flats	Central
AB062	1-5 King Street	RG1 2HD	SU716734	Abbey	0.08		Opportunity in established use	Town Centre	09/01931			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2370	0	0	0	0	0.08	Lapsed permission (2009-16)	Permission was for change of use from A2 to food and drink/business use (2370 sqm).	Central
AB063	Manrose Manufacturing, Meadow Road		SU709741	Abbey	0.34		Opportunity in established use	Urban	05/00750			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3746	0	0	0	0	0	0.34	Lapsed permission (2009-16)	Permission was for revelopment for B8 (only 19 sq m net gain)	West
AB064	159 Oxford Road		SU706733	Abbey	0.033		Opportunity in established use	Town Centre	101747			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	237	0	0.033	Refused or withdrawn application (2006-16)	Change of use from non-residential institution (D1) to 6 x 1-bed flats (C3), second storey rear extension and rear flat roof dormer. WDN	Central
AB065	Queens Arms PH, Great Knollys Street		SU709737	Abbey	0.065		Opportunity in established use	Town Centre	121544			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	278	0	0	0	0	0.065	Refused or withdrawn application (2006-16)	Demolition of existing public house and erection of a single block of 13 apartments with parking below. WDN	Central
AB066	Elite House, 179 Kings Road		SU725733	Abbey	0.055		Opportunity in established use	Town Centre	131787			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	323	0	0	0	0	0	0	0.055	Refused or withdrawn application (2006-16)	Conversion of B1 offices to 8 residential units. WDN	Central
AB067	Brunel Arcade, Station Approach		SU715737	Abbey	0.58	Railway station uses	Opportunity in established use	Town Centre			A1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3552	0.58	Nominated during call for sites		Central
AB068	Apex Plaza, Forbury Road		SU716737	Abbey	0.93	Offices	Opportunity in established use	Town Centre			A1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32555	0	0	0	0	0	0	0.93	Nominated during call for sites		Central
AB069	37-43 Blagrave Street		SU716737	Abbey	0.04	Offices	Opportunity in established use	Town Centre			A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1712	0	0	0	0	0	0	0.04	Nominated during call for sites		Central
AB070	Land at Richfield Avenue and Tessa Road		SU707742	Abbey	3.66	Industrial, warehouse and offices	Opportunity in established use	Urban			A8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22434	0	0	0	0	632	3.66	Nominated during call for sites		West
AB071	Rising Sun 18 Forbury Road		SU717737	Abbey	0.024	Public house	Opportunity in established use	Town Centre				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	378	0	0	0	0	0.024	Other known opportunity	Site nominated for Site Allocations but excluded as too small	Central
AB072	The Butler PH, Chatham Street		SU709735	Abbey	0.11	Public house	Opportunity in established use	Town Centre				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	718	0	0	0	151	0.11	Nominated during Issues and Options	Site identified in Issues and Options consultation. Application 170590 for hotel use withdrawn 2017.	Central
AB073	28-30 Richfield Avenue		SU709744	Abbey	0.78	Vehicle dealership	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3821	0.78	Other known opportunity	Site nominated in Site Allocatons process	West
AB074	7 Blagrave Street	RG1 1PJ	SU716736	Abbey	0.015		Opportunity in established use	Town Centre	151345			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	0	0	0	0	0.015	Undetermined application	Undetermined application for Erection of basement and 5 storey building to provide café (Class A3) at basement and part ground floor level and 23 bed & breakfast rooms (Class C1) at part ground floor and upper floor levels, following demolition of existing 2 storey building now refused. Also previous refusal 151345	Central
AB075	115-117 Caversham Road	RG1 8AS	SU712741	Abbey	0.35		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	222	2203	111	0	0	0	0	0.35	Other known opportunity		Central
AB076	187-189 Kings Road	RG1 4EX	SU725733	Abbey	0.1		Opportunity in established use	Urban	161205			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	924	0	0	0	0	0	0	0.1	Other known opportunity	Application for conversion and extension for student accommodation refused 2017.	Central
AB077	20-22 Richfield Avenue	RG1 8EQ	SU708744	Abbey	0.37		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	929	0	0	0	0	0.37	Other known opportunity		West
AB078	Land at Regent Court, Great Knollys Street		SU711738	Abbey	0.021		Opportunity in established use	Town Centre	090601			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.021	Refused or withdrawn application (2006-16)	080305 withdrawn for erection of 6 x 1 bedroom flats with associated car parking and cycle store and 090601 withdrawn for erection of 6 x 1-bedroom flats with associated car parking and cycle store (Resubmission of planning application 08/00664/FUL)	Central
AB079	1-3 Greyfriars Road	RG1 1NU	SU712736	Abbey	0.026		Opportunity in established use	Town Centre	070944			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	465	0	0	0	0	0	0	0.026	Refused or withdrawn application (2006-16)	070944 refused for Change of use of site from office use to residential. Demolition of Existing Building and Erection of 12 Apartments.	Central
AB080	Land adjacent Crowne Plaza Hotel, Richfield Avenue		SU710745	Abbey	0.45		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.45	Other known opportunity	Site nominated in Site Allocatons process	West
AB081	Shurgard Self Storage, 75-77 Caversham Road		SU712741	Abbey	0.57		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3471	0	0	0	0	0	0.57	Other known opportunity	Site was initially part of the proposals for the Reading Central Area Action Plan	Central
AB082	Tesco, Napier Road		SU726739	Abbey	5.51		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9964	0	0	0	77	5.51	Other known opportunity	Potential developmebt of car park was considered in the Site Allocations process	Central
AB083	131-215 Cardiff Road		SU704740	Abbey	1.233	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2368	6489	0	0	0	0	0	1.233	Employment Land Review site	Richfield Avenue Plot 1 in ELR	West
AB084	140-146 Cardiff Road		SU704741	Abbey	0.69	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3665	0	0	0	0	0	0.69	Employment Land Review site	Richfield Avenue Plot 2 in ELR	West
AB085	Trafford Road		SU705742	Abbey	0.99	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2883	0	0	0	0	0	0.99	Employment Land Review site	Richfield Avenue Plot 3 in ELR	West
AB086	100-124 Cardiff Road and Bennet Court		SU706742	Abbey	3.19	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13491	0	0	0	0	0	3.19	Employment Land Review site	Richfield Avenue Plot 4 in ELR	West
AB087	Weighbridge Row		SU707741	Abbey	0.35	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2164	0	0	0	0	0	0.35	Employment Land Review site	Part of Richfield Avenue Plot 5 in ELR	West
AB088	2-12 Richfield Avenue		SU704743	Abbey	1.235	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3290	2053	0	0	0	0	0	1.235	Employment Land Review site	Richfield Avenue Plot 7 in ELR	West
AB089	1-3 & 13-14 Cremyll Road		SU708743	Abbey	0.81	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3334	0	0	0	0	0	0.81	Employment Land Review site	Part of Richfield Avenue Plot 9 in ELR	West
AB090	18 Richfield Avenue		SU707743	Abbey	0.33	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1584	0	0	0	0.33	Employment Land Review site	Part of Richfield Avenue Plot 10 in ELR	West
AB091	24-26 Richfield Avenue		SU708744	Abbey	0.66	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2716	0	0	0	0	0	0.66	Employment Land Review site	Part of Richfield Avenue Plot 10 in ELR	West
AB092	Milford Road		SU709743	Abbey	1.61	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6776	0	1147	0	0	0	1.61	Employment Land Review site	Part of Richfield Avenue Plot 12 in ELR	West
AB093	2 Ross Road		SU710742	Abbey	0.28	Industry/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1140	0	0	0	0	0	0.28	Employment Land Review site	Part of Richfield Avenue Plot 13 in ELR	West
AB094	160-163 Friar Street		SU716735	Abbey	0.06	Offices	Outstanding planning permissions	Town Centre	160212			28	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	2476	0	0	0	0	0	2476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission	Prior approval for change of use from offices to 28 flats	Central
AB095	3-4 Wesley Gate, Queens Road		SU721732	Abbey	0.07	Offices	Opportunity in established use	Urban	170314			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	832	0	0	0	0	0	0	0.07	Undetermined application	Prior approval granted April 2017	Central
AB096	Great Brighams Mead		SU713742	Abbey	1.04	Offices	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9290	0	0	0	0	0	0	1.04	Nominated during Local Plan consultation		Central
AB097	15-18 Friar Street, 2-16 Station Road and Friars Walk		SU715736	Abbey	0.31	Retail, bars, offices	Opportunity in established use	Town Centre				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	626	0	4268	0	0	0	980	0.31	Nominated during Local Plan consultation		Central
AB098	Clarendon House 59-75 Queens Road		SU721732	Abbey	0.21	Offices	Opportunity in established use	Town Centre	170905			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2515	0	0	0	0	0	0	0.21	Undetermined application	Prior approval granted July 2017	Central
AB099	Network Rail Land, Napier Road		SU724738	Abbey	3.36	Depot and railway uses	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2012	0	0	0	0	0	3.36	Nominated during Local Plan consultation		Central
AB100	Rear of 8-32 Clifton Street		SU706732	Abbey	0.16	Back gardens and garages	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.16	Nominated during Local Plan consultation		West
AB101	Part of City Wall House, 26 West Street		SU712734	Abbey	0.05	Hotel and serviced apartments	Opportunity in established use	Town Centre	170251			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	460	0	0	0.05	Undetermined application	Refusal for change of use to 10 flats July 2017	Central
AB102	Tangent House, 16 Forbury Road		SU717737	Abbey	0.05	Office and education/training	Opportunity in established use	Town Centre	161648			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	296	0	0	0	0	0	592	0.05	Undetermined application	Withdrawn prior approval October 2016 as building not fully in office use	Central
BA001	211-221 Oxford Road, 10 & rear of 8 Prospect Street		SU705733	Battle	0.3		Existing allocations and briefs	Urban	150394, 150395, 152313	SA9a	B41	8	0	6	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	338	0	0	0	0	0.21	Allocated site		West
BA002	Rear of 303-315 Oxford Road		SU701734	Battle	0.22		Existing allocations and briefs	Urban		SA8c	B42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.22	Allocated site		West
BA003	Part of former Battle Hospital, Portman Road		SU699739	Battle	2.77		Existing allocations and briefs	Urban		SA8f	B48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	9331	2.77	Allocated site		West
BA004	Land at former Battle Hospital		SU698736	Battle	0.78		Outstanding planning permissions	Urban	051348			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.16	Planning permission		West
BA005	26 Portman Road	RG30 1EA	SU696740	Battle	0.46		Outstanding planning permissions	Urban	160084			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1836	0	0	0	1836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1836	0	0	0	1836	0	0	0	0	0	0	0	0	0	0	0	0.46	Planning permission		West
BA006	Land at Reading West Station		SU701731	Battle	0.62	Railway cutting	Opportunity in established use	Urban			A10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.62	Nominated during call for sites		West
BA007	458-478 Oxford Road & 1-3 Chester St		SU695737	Battle	0.103	Retail and residential	Opportunity in established use	Urban	162355			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	458	0	0	0	0	0.103	Other known opportunity	Site nominated for Site Allocations but excluded as too small. Undetermined application for ten flats and a retail unit (net gain of 9 dwellings).	West
BA008	133-137 Wantage Road		SU692731	Battle	0.14	Residential	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0.14	Other known opportunity	Site nominated for Site Allocations but excluded as too small	West
BA009	2-4 Bridgewater Close	RG30 1JT	SU691740	Battle	0.24	Industrial building	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1064	0	0	0	0	0	0.24	Nominated during Issues and Options	Site identified in Issues and Options consultation	West
BA010	2-6 Portman Road and 1-5 Loverock Road		SU701738	Battle	1.05	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	3798	0	0	0	0	0	1.05	Employment Land Review site	Portman Road Plot 1 in ELR	West
BA011	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road		SU701739	Battle	1.4	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8681	0	0	0	0	0	1.4	Employment Land Review site	Portman Road Plot 2 in ELR	West
BA012	14 Portman Road and the Portman Centre		SU699740	Battle	1.67	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7895	0	0	0	0	0	1.67	Employment Land Review site	Portman Road Plot 3 in ELR	West
BA013	16-22 Portman Road and 47-73 Loverock Road		SU698740	Battle	1.18	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5359	0	0	0	0	0	1.18	Employment Land Review site	Portman Road Plot 4 in ELR	West
BA014	24 Portman Road and 75-77 Loverock Road		SU697740	Battle	0.69	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	909	2976	0	0	0	0	0	0.69	Employment Land Review site	Part of Portman Road Plot 5 in ELR	West
BA015	28 Portman Road and 83 Loverock Road		SU696740	Battle	0.3	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1332	0	0	0	0	0	0.3	Employment Land Review site	Part of Portman Road Plot 5 in ELR	West
BA016	Battle Farm Trading Estate and 60 and 85 Loverock Road		SU695740	Battle	1.56	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6656	0	0	0	0	0	1.56	Employment Land Review site	Portman Road Plot 6 in ELR	West
BA017	38-40 Portman Road and 103 Loverock Road		SU694741	Battle	0.99	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2180	0	0	0	0	0	0.99	Employment Land Review site	Portman Road Plot 7 in ELR	West
BA018	Aldbury Close and 42 Portman Road		SU693741	Battle	0.98	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1300	3815	0	0	0	0	0	0.98	Employment Land Review site	Portman Road Plot 8 in ELR	West
BA019	Broughton Close and 44-50 Portman Road		SU692741	Battle	1.06	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4093	0	0	0	0	0	1.06	Employment Land Review site	Portman Road Plot 9 in ELR	West
BA020	50-60 Portman Road and 117-123 Loverock Road		SU691741	Battle	1.59	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8889	0	0	0	0	0	1.59	Employment Land Review site	Portman Road Plot 10 in ELR	West
BA021	62 Portman Road		SU690742	Battle	0.8	Industrial/warehousing	Outstanding planning permissions	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	667	0	0	0	667	0	0	0	2857	0	0	0	2857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.8	Planning permission	Portman Road Plot 11 in ELR	West
BA022	Bridgewater Close		SU691740	Battle	1.37	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7010	0	0	0	0	0	1.37	Employment Land Review site	Part of Bridgewater Close Plot 1 in ELR	West
BA023	Wigmore Lane		SU693743	Battle	0.73	Industrial/warehousing	Opportunity in established use	Rural				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1483	0	0	0	0	0	0.73	Employment Land Review site	Wigmore Lane Plot 1 in ELR	West
BA024	Scours Lane and Littlejohn's Farm		SU690745	Battle	101.1	Agriculture, allotments and sport and recreation	Opportunity in established use	Rural				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1850	0	0	3412	101.1	Other known opportunity		West
BA025	53-55 Argyle Road		SU702732	Battle	0.07	Mental health clinic (vacant)	Opportunity in established use	Urban	170134			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	474	0	0.07	Undetermined application		West
CA001	Unit 1, Paddock Road Industrial Estate	RG4 5BY	SU725744	Caversham	0.4		Outstanding planning permissions	Urban	100384			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1577	1877	0	1877	0	0	1,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		North
CA002	72 George Street	RG4 8DW	SU718739	Caversham	0.45		Outstanding planning permissions	Urban	130684			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	875	454	400	454	0	0	475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3377	0	0	0	0	0	0.45	Planning permission		North
CA003	St Martin's Precinct, Church Street		SU713747	Caversham	1.71		Outstanding planning permissions	Urban	140997			40	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1025	0	0	0	0	0	1,025	0	652	0	0	0	0	0	652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		North
CA004	383 Gosbrook Road	RG4 8ED	SU723745	Caversham	0.17		Vacant and derelict site	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	423	0	0	0	0	0	0.17	Other known opportunity		North
CA005	View Island		SU720740	Caversham	1.62	Woodland and scrub	Opportunity in established use	Rural			A12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.62	Nominated during call for sites		North
CA006	Reading University Boat Club, Promenade Road		SU713746	Caversham	0.56	Boat club and grassed area	Opportunity in established use	Urban			A13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	634	0	0	0	0.56	Nominated during call for sites		North
CA007	Cantay House, Ardler Road, Caversham	RG4 5AE	SU721747	Caversham	0.33		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1849	0	0	0	0	0	0.33	Refused or withdrawn application (2006-16)	080553 withdrawn for outline application to consider access and layout for demolition of the existing building and erection of 36 no. flats	North
CA008	3 Send Road	RG4 8EH	SU723745	Caversham	0.16	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	720	0	0	0	0	0	0.16	Employment Land Review site	Gosbrook Road Plot 2 in ELR	North
CA009	4-6 Send Road	RG4 8EH	SU724744	Caversham	0.13	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	347	0	0	0	0	0	0.13	Employment Land Review site	Gosbrook Road Plot 4 in ELR (extended to include 4 Send Rd)	North
CA010	Paddock Road		SU726745	Caversham	1.23	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6754	0	0	0	0	0	1.23	Employment Land Review site	Part of Paddock Road Plot 1 in ELR	North
CA011	Former Caversham Nursery, 82 Gosbrook Road		SU717747	Caversham	0.16		Surplus and likely surplus public land	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	311	0	0.16	Local authority land	Site in temporary use for a school (The Heights Primary School) up to 2018, when the intention is to move to a new site	North
CA012	64 St John's Road		SU722748	Caversham	0.15	Industrial/warehousing	Opportunity in established use	Urban																																																																																				0.15			North
CH001	University of Reading, The Chancellors Way & Shinfield Road	RG6 6AH	SU730717	Church	3		Outstanding planning permissions	Suburban	100726			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12191	0	0	0	0	0	12191	0	0	0	0	0	0	0	0	0	0	2484	0	2484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
CH002	Reading Girl's School, Northumberland Avenue	RG2 7PY	SU722713	Church	0.98		Outstanding planning permissions	Urban	140708			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13230	8129	0	8129	13230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
CH004	Leighton Park School, Shinfield Road	RG2 7DD	SU732714	Church	0.5		Outstanding planning permissions	Suburban	152304			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	933	84	0	84	933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
CH005	Land rear of 50-52 Cressingham Road		SU728710	Church	0.239		Opportunity in established use	Suburban	110336			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.239	Refused or withdrawn application (2006-16)	Outline application for residential redevelopment of 10 two storey houses (access only). REF	South
CH006	St Patricks Hall, Northcourt Avenue	RG2 7HB	SU727717	Church	3.39		Opportunity in established use	Urban	161112			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	0	0	0	0	0	0	3.39	Other known opportunity	Application for reconfiguration for student accommodation withdrawn 2017.	East
KA001	25-31 London Street		SU718731	Katesgrove	0.1		Existing allocations and briefs	Urban		RC4j	B27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2115	0	0	0	0	0	0	0.1	Allocated site		Central
KA002	Corner of Crown Street and Southampton Street		SU717728	Katesgrove	0.08		Existing allocations and briefs	Urban		RC4k	B28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.08	Allocated site		Central
KA003	Corner of Crown Street and Silver Street		SU718728	Katesgrove	0.38		Existing allocations and briefs	Urban	151702, 170794	RC4l	B29	0	0	0	0	0	0	0	0	47	0	0	0	0	0	47	0	980	0	0	0	0	0	0	980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	980	0	0	0	0	0	0	0.05	Allocated site	Planning permission for residential care on the vast majority of site. Application for 79 dwellings (C3 dwellinghouses) permitted subject to S106.	Central
KA004	21 South Street		SU719731	Katesgrove	0.14		Existing allocations and briefs	Urban		RC4r	B30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	545	0	0	0	0.14	Allocated site		Central
KA005	83-85 London Street	RG1 4QA	SU718730	Katesgrove	0.06		Outstanding planning permissions	Urban	141720			11	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	852	0	0	0	0	0	0	852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
KA006	40 Silver Street	RG1 2ST	SU718727	Katesgrove	0.11		Outstanding planning permissions	Urban	150885			14	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	610	0	0	0	0	0	610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
KA007	34-36 Crown Street	RG1 2SE	SU717728	Katesgrove	0.034		Outstanding planning permissions	Urban	160090			14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	250	0	0	0	0	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
KA008	Enterprise House, 89-97 London Street	RG1 4QA	SU718729	Katesgrove	0.15		Opportunity in established use	Urban	111087			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	802	0	0	0	0	0	0	0.15	Lapsed permission (2009-16)	Permission was for conversion of office to 10 flats	Central
KA009	272-274 Elgar Road South	RG2 0BZ	SU715718	Katesgrove	0.41		Opportunity in established use	Urban	05/00732, 07/00180			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1366	0	0	0	0	0	0.41	Lapsed permission (2009-16)	Permissions were for redevelopment of one industrial building for industrial (170 sqm net gain) and COU of other building from industrial to car rental (279 sqm)	South
KA010	79 Silver Street	RG1 2TN	SU719727	Katesgrove	0.098		Opportunity in established use	Urban	170685			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	394	0	386	0	0	0	0	0.098	Other known opportunity	Application for 56 student bedrooms permitted subject to S106.	East
KA011	The Woodley Arms PH, Waldeck Street	RG1 2RF	SU718724	Katesgrove	0.088		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400	0	0	0	0	0.088	Other known opportunity	Existing permission for conversion to 4 flats. Application for 42 student units refused 2016, appeal dismissed April 2017.	East
KA012	75-77 London Street	RG1 4QA	SU718730	Katesgrove	0.18		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1895	0.18	Refused or withdrawn application (2006-16)	Various refusals for conversion of upper floors of the listed former Matrix club to residential (e.g. 061310 and 070474). GF has changed to function hall. New application 160957 now in for conversion of upper floors to 6 flats.	Central
KA013	11 Glebe Road	RG2 7AG	SU721721	Katesgrove	0.18		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	312	0	0.18	Refused or withdrawn application (2006-16)	080022 refused for demolition of existing building and erection of 14 x 2 bed apartments, provision of car parking and alteration to vehicular access. (Ground floor subsequently converted from medical to resi)	East
KA014	Preston Road and Nimrod Way		SU716721	Katesgrove	2.82	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14767	0	0	0	0	0	2.82	Employment Land Review site	Elgar Road Plot 1 in ELR	South
KA015	Britten Road		SU716720	Katesgrove	2.9	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11451	0	0	0	0	0	2.9	Employment Land Review site	Elgar Road Plot 2 in ELR	South
KA016	268 Elgar Road South		SU715719	Katesgrove	0.41	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2226	0	0	0	0	0	0.41	Employment Land Review site	Part of Elgar Road Plot 3 in ELR	South
KA017	Keyline Builders Merchants, Elgar Road South		SU717717	Katesgrove	1.05	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2086	0	0	0	0	0	1.05	Employment Land Review site	Boulton Road Plot 1 in ELR	South
KA018	160 Basingstoke Road		SU718716	Katesgrove	1.11	Car dealership	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2840	1.11	Employment Land Review site	Boulton Road Plot 2 in ELR	South
KA019	Jewson & Tunbridge Jones Estate, Cradock Road		SU717716	Katesgrove	1.96	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6196	0	0	0	0	0	1.96	Employment Land Review site	Boulton Road Plot 3 in ELR	South
KA020	Reading Approach & Chancery Gate Business Park, Cradock Road		SU714716	Katesgrove	2.36	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11167	0	0	0	0	0	2.36	Employment Land Review site	Boulton Road Plot 4 in ELR	South
KA021	196 Basingstoke Road & 5 Cradock Road		SU718715	Katesgrove	0.45	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1409	0	0	0	0	0	0.49	Employment Land Review site	Boulton Road Plot 5 in ELR	South
KA022	Arkwright Road		SU717714	Katesgrove	2.61	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10648	0	0	0	0	0	2.61	Employment Land Review site	Boulton Road Plot 6 in ELR	South
KA023	2-12 and 3-17 Boulton Road		SU715714	Katesgrove	2.29	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10312	0	0	0	0	0	2.29	Employment Land Review site	Boulton Road Plot 7 in ELR	South
KA024	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road		SU714714	Katesgrove	1.57	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	644	7108	0	0	0	0	0	1.57	Employment Land Review site	Boulton Road Plot 8 in ELR	South
KA025	19-37 Boulton Road		SU714713	Katesgrove	1.34	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4590	0	0	0	0	0	1.34	Employment Land Review site	Boulton Road Plot 9 in ELR	South
KA026	Car dealerships, north of Rose Kiln Lane		SU716713	Katesgrove	1.13	Car dealerships	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1453	0	0	0	0	0	1.13	Employment Land Review site	Boulton Road Plot 10 in ELR	South
KA027	Hyperion Way		SU717713	Katesgrove	1.32	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6276	0	0	0	0	0	1.32	Employment Land Review site	Boulton Road Plot 11 in ELR	South
KA028	169-173 Basingstoke Road		SU719714	Katesgrove	0.8	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4239	0	0	0	0	0	0.8	Employment Land Review site	Boulton Road Plot 12 in ELR	South
KA029	Makro, Elgar Road South	RG2 0DD	SU716718	Katesgrove	3.51	Retail	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9661	0	0	0	0	3.51	Nominated during call for sites		South
KA030	Central Club, London Street		SU717731	Katesgrove	0.05	Community centre	Surplus and likely surplus public land	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500	0	0.05	Local authority land		South
KA031	Building 1, New Century Place, East Street		SU718732	Katesgrove	0.13	Offices	Outstanding planning permissions	Urban	161601			75	0	0	0	0	0	75	0	0	0	0	0	0	0	0	0	2536	0	0	0	0	0	0	2536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
KA032	Building 2, New Century Place, East Street		SU719732	Katesgrove	0.17	Offices	Outstanding planning permissions	Urban	161602			58	0	0	0	0	0	58	0	0	0	0	0	0	0	0	0	1976	0	0	0	0	0	0	1976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
KA033	Car Park, East Street		SU718731	Katesgrove	0.13	Car park	Opportunity in established use	Urban	170019			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.13	Undetermined application	Undetermined application for development for 103 students units	Central
KA034	9 Southern Court, South Street		SU719730	Katesgrove	0.04	Offices	Outstanding planning permissions	Urban	162305			16	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	320	0	0	0	0	0	0	320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		Central
KE001	784-794 Oxford Road		SU688740	Kentwood	0.22		Existing allocations and briefs	Urban		SA8a	B47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	922	0	0	0	325	0.22	Allocated site		West
KE002	1025-1027 Oxford Road	RG31 6TL	SU672752	Kentwood	0.19		Outstanding planning permissions	Suburban	070937			12	2	0	2	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		West
KE004	Land adjacent to Stadium Way		SU686742	Kentwood	0.498		Vacant and derelict site	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.498	Other known opportunity		West
KE005	Land at Scours Lane		SU683746	Kentwood	0.56		Vacant and derelict site	Rural				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.56	Other known opportunity	Site considered during Site Allocations process	West
KE006	1015 Oxford Road		SU672752	Kentwood	0.16		Opportunity in established use	Suburban	091205			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.16	Refused or withdrawn application (2006-16)	Outline application to demolish existing building (1 dwelling) and erect 12 x 2 bed apartments. WDN	West
KE007	The Restoration PH, 928 Oxford Road		SU683744	Kentwood	0.187		Opportunity in established use	Suburban	120913			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	631	0	0	0	0	0.187	Refused or withdrawn application (2006-16)	Outline application for the demolition of 'The Restoration' public house and erection of 20 apartments with associated parking, cycle storage and refuge storage (access, layout and scale only). REF	West
KE008	Allotments and adjacent land, Kentwood Hill		SU671742	Kentwood	6.68	Allotments, recreation ground, scrubland and builders yard.	Opportunity in established use	Suburban			A14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6.68	Nominated during call for sites		West
KE009	2-4 Deacon Way		SU685743	Kentwood	0.58	Industrial building	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1780	0	0	0	0	0	0.58	Nominated during Issues and Options	Site identified in Issues and Options consultation	West
KE010	Charters Car Sales, Oxford Road		SU672753	Kentwood	0.33		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	582	0.33	Refused or withdrawn application (2006-16)	141417 on part of site refused for block of six flats.	West
KE012	64 Portman Road and 127 Loverock Road		SU689742	Kentwood	0.74	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2208	0	0	0	0	0	0.74	Employment Land Review site	Stadium Way Plot 1 in ELR	West
KE013	Stadium Way		SU687743	Kentwood	4.08	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19628	0	0	0	0	0	4.08	Employment Land Review site	Part of Stadium Way Plot 2 in ELR	West
KE014	Io Trade Centre, Deacon Way		SU684744	Kentwood	0.66	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3146	0	0	0	0	0	0.66	Employment Land Review site	Stadium Way Plot 4 in ELR	West

KE015	1-11 and 6-12 Deacon Way		SU684745	Kentwood	2.49	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10027	0	0	0	0	0	2.49	Employment Land Review site	Stadium Way Plot 5 in ELR	West
KE016	15-21 Deacon Way		SU682746	Kentwood	1.03	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2956	0	0	0	0	0	1.03	Employment Land Review site	Stadium Way Plot 6 in ELR	West
KE017	Gresham Way Industrial Estate		SU680747	Kentwood	0.76	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2486	0	0	0	0	0	0.76	Employment Land Review site	Stadium Way Plot 7 in ELR	West
KE018	816 Oxford Road		SU688741	Kentwood	0.23	Car sales & commercial	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1196	0.23	Other known opportunity	Nominated during HELAA process	West
KE019	Norcot Community Centre, Lyndhurst Road		SU678745	Kentwood	0.13	Community centre	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166	0	0.13	Local authority land		West
MA001	Chazey Farm, The Warren		SU691752	Mapledurham	2		Outstanding planning permissions	Rural	030275			0	0	0	0	0	0	0	0	39	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		North
MA002	20 Chazey Road		SU700754	Mapledurham	0.167		Opportunity in established use	Suburban	091031			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.167	Refused or withdrawn application (2006-16)	Demolition of existing house and erection of block of 8 flats (6 x 2 bed and 2 x 1 bed) with parking and amenity space. REF	North
MA003	Outlands, Upper Warren Avenue		SU695754	Mapledurham	0.53		Opportunity in established use	Suburban	091474			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.53	Refused or withdrawn application (2006-16)	Demolition of Outlands to redevelop the site to provide 5 detached dwellings. WDN	North
MA004	Land at Chazey Court Farm		SU691750	Mapledurham	0.29	Agriculture	Opportunity in established use	Rural				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.29	Other known opportunity	Site nominated for Site Allocations but excluded as too small	North
MA005	Plots A & B Gravel Hill		SU693754	Mapledurham	0.17	Gardens	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.17	Other known opportunity	Site nominated for Site Allocations but excluded as too small	North
MA006	Highridge, Upper Warren Avenue		SU697752	Mapledurham	0.32	Residential	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.32	Nominated during Issues and Options		North
MA007	161 Upper Woodcote Road	RG4 7JR	SU696760	Mapledurham	0.24		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.24	Refused or withdrawn application (2006-16)	060075 and 060950 for demolition of house and erection of four dwellings refused.	North
MA008	Mapledurham Pavilion, Upper Woodcote Road, Caversham		SU698758	Mapledurham	1.41	Partially vacant pavilion and public open space	Surplus and likely surplus public land	Suburban	171023			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	371	0	0	0	1.41	Other known opportunity	New planning application for a 2FE primary school, received June 17	North
MI001	Fobney Mead, Island Road		SU705711	Minster	2.18		Existing allocations and briefs	Rural		SA10a	B40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1174	0	0	0	0	0	2.18	Allocated site		South
MI002	Lok n Store, 5-9 Berkeley Avenue	RG1 6EL	SU713726	Minster	0.63		Outstanding planning permissions	Urban	101656			112	0	0	0	0	0	112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
MI003	34 Parkside Road	RG30 2DD	SU695729	Minster	0.3		Outstanding planning permissions	Urban	130767			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	346	0	0	0	0	10	346	0	0	0	0	0	0	0	0	290	137	0	0	0	0	290	137	1340	906	0	0	0	0	1,340	906	0	0	0	0	0	0	0	0	361	0	0	0	0	0	361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		West
MI004	21 Rose Kiln Lane	RG2 0LE	SU713721	Minster	0.56		Outstanding planning permissions	Urban	140542			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	0	0	0	0	0	200	0	365	2010	0	0	0	2010	365	0	1125	0	0	0	0	0	1,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
MI005	Reading Link Retail Park, Rose Kiln Lane		SU712722	Minster	2.42	Retail park	Opportunity in established use	Urban			A16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7010	0	0	0	0	2.42	Nominated during call for sites		South
MI006	1 Castle Crescent	RG1 6AQ	SU709727	Minster	0.28		Outstanding planning permissions	Urban	151924			13	1	0	0	0	0	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		West
MI007	5 Westcote Road	RG30 2DL	SU698727	Minster	0.97		Opportunity in established use	Urban	160246			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.97	Undetermined application	Undetermined application for Demolition of existing dwelling and erection of a part one, part two storey building comprising 2 x 1-bed and 6 x 2-bed flats, with associated parking, refuse store, and cycle store.	West
MI008	Government Offices, Coley Park, Wensley Road	RG1 6LY	SU704723	Minster	1.89		Outstanding planning permissions	Suburban	151173			71	0	0	0	31	0	40	0	0	0	0	0	0	0	0	0	0	7593	0	7593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.89	Planning permission	Residential development consisting of 71 residential dwellings (20 apartments) with associated landscaping, open space, parking and access following the demolition of the existing office buildings	West
MI009	Webb's Close, Berkeley Avenue	RG1 6JP	SU707725	Minster	0.19		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0.19	Refused or withdrawn application (2006-16)	061189 refused for erection of eleven flats in three linked blocks.	West
MI010	Pulleyn Park, Rose Kiln Lane		SU714723	Minster	1.29		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	530	0	0	0	0	2797	1.29	Other known opportunity		South
MI011	31 Bath Road	RG1 6HL	SU703727	Minster	0.094		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.094	Refused or withdrawn application (2006-16)	080643 refused for outline application for the erection of a block of 8 flats and demolition of existing dwelling (access to be determined)	West
MI012	4 Berkeley Avenue		SU710726	Minster	0.055	Vehicle dealership	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	0.055	Other known opportunity	Site nominated for Site Allocations. Was a previous lapsed permission for 14 dwellings.	West
MI013	Kilnbrook House, Cadogan House and Rose Kiln Lane Court		SU713723	Minster	1.07	Offices	Opportunity in established use	Urban	170290			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5470	0	0	0	0	0	0	1.07	Employment Land Review site	Rose Kiln Lane North Plot 3 in ELR. Application for conversion of Cadogan House to residential (170290) withdrawn 2017	South
MI014	Car dealerships, Rose Kiln Lane		SU713722	Minster	1.17	Car dealerships	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4901	1.17	Employment Land Review site	Part of Rose Kiln Lane North Plot 4 in ELR	South
MI015	25-29 Rose Kiln Lane		SU713720	Minster	3.07	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4937	0	0	0	0	3997	3.07	Employment Land Review site	Part of Rose Kiln Lane North Plot 5 in ELR	South
MI016	8-12 Rose Kiln Lane		SU711720	Minster	1.79	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1491	0	2820	0	0	0	1.79	Employment Land Review site	Rose Kiln Lane North Plot 6 in ELR	South
MI017	Land west of A33 and south of Berkeley Avenue		SU713725	Minster	0.41	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1950	0	0	0	0	0	0.41	Employment Land Review site	Rose Kiln Lane North Plot 1 in ELR. Since redeveloped for new Lok N Store	South
MI018	Yeomanry House, Castle Hill		SU708729	Minster	0.44		Surplus and likely surplus public land	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	684	0	0	0	0	0	0	0.44	Local authority land		West
NO001	Dee Park (exluding 103 Dee Rd)		SU683735	Norcot	16.4		Existing allocations and briefs	Urban	091606	SA4	B49	705	363	515	271	0	0	190	92	0	0	0	0	0	0	0	0	190	0	190	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6110	1860	0	0	0	0	6,110	1,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated site		West
NO002	The Meadway Centre, Honey End Lane		SU683727	Norcot	2.99		Existing allocations and briefs	Urban	150945		B50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3908	0	0	0	0	0	3908	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.99	Allocated site	Planning permission granted for extension to and refurbishment of precinct.	West
NO003	16c Upton Road	RG30 4BJ	SU685731	Norcot	0.16		Vacant and derelict site	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.16	Other known opportunity		West
NO004	2, 4, 6 Water Road and 158 Dee Road		SU686733	Norcot	0.21		Opportunity in established use	Suburban	141022, 161507			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0.21	Refused or withdrawn application (2006-16)	Demolition of 4 houses and erection of 2 No. three bedroom and 12 No. four bedroom houses with associated landscaping, parking and access. WDN. Undetermined application for 12 homes (4 net gain)	West
NO005	St Georges Hall, St Georges Road	RG30 2RG	SU690736	Norcot	0.31		Outstanding planning permissions	Urban				12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	206	0	0	0	0	88	206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.31	Planning permission		West
NO006	15 St Georges Road		SU690738	Norcot	0.097		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199	0	0	0	0	0	0.097	Other known opportunity		West
NO007	Sterling Way Industrial Estate		SU685741	Norcot	1.55	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6760	0	0	0	0	0	1.55	Employment Land Review site	Sterling Way Plot 1 in ELR	West
NO008	Upton Road Industrial Estate		SU686731	Norcot	2.17	Industrial/warehousing	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9472	0	0	0	0	0	2.17	Employment Land Review site	Upton Road Plot 1 in ELR	West
NO009	103 Dee Road	RG30 4FS	SU685733	Norcot	0.85		Surplus and likely surplus public land	Urban	100126		A17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2176	0	0.85	Lapsed permission (2009-16)	Permission was for redevelopment for 42 dwellings	West
PA001	261-275 London Road		SU733733	Park	0.16		Existing allocations and briefs	Urban		SA9c	B34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	635	0.16	Allocated site		East
PA003	Land at Green Road		SU738728	Park	0.44		Vacant and derelict site	Suburban	101734			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.44	Lapsed permission (2009-16)	Permission was for mosque (3350 sq m)	East
PA004	Arthur Hill Swimming Pool, 221-225 Kings Road	RG1 4LS	SU730732	Park	0.11		Surplus and likely surplus public land	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	684	0	0	0	0.11	Local authority land		East
PA005	Palmer Park Car Park		SU738730	Park	0.72		Surplus and likely surplus public land	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.72	Local authority land		East
PA006	Alexander House, Kings Road		SU729732	Park	0.16	Offices	Opportunity in established use	Urban	162057		A18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2041	0	0	0	0	0	0	0.16	Nominated during call for sites	Permission granted May 2017	East
PA007	131 Wokingham Road	RG6 1LW	SU740725	Park	0.15		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	216	0.15	Refused or withdrawn application (2006-16)	080635 refused for redevelopment to provide 4 retail units, 8 studio flats and 1 one-bedroom flat	East
PA008	Hamilton Centre, Bulmershe Road		SU737724	Park	0.35		Surplus and likely surplus public land	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1744	0	0.35	Local authority land		East
PE001	Land at Lowfield Road		SU730759	Peppard	0.93		Existing allocations and briefs	Suburban		SA8h	B51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.93	Allocated site		North
PE002	Part of Reading Golf Course, Kidmore End Road		SU718767	Peppard	3.75	Golf course including golf club	Opportunity in established use	Suburban			A19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	629	0	0	0	3.75	Nominated during call for sites		North
PE003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue		SU728753	Peppard	0.87	Residential gardens	Opportunity in established use	Suburban			A20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.87	Nominated during call for sites		North
PE004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road		SU733756	Peppard	0.37	Residential gardens	Opportunity in established use	Suburban			A21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.37	Nominated during call for sites		North
PE005	199-219 Henley Road	RG4 6LJ	SU730752	Peppard	1.51		Opportunity in established use	Suburban	170959			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	1.51	Refused or withdrawn application (2006-16)	Site comprised of various elements. 071074 was refused for a care home and 60 dwellings on 205-219. 061402 was withdrawn for 7 dwellings rear of 199. Application refused (161842) for 199 to 207 for 70 dwellings. Undetermined application for 42 dwellings.	North
PE006	241-251 Henley Road	RG4 6LJ	SU732753	Peppard	0.79		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0.79	Refused or withdrawn application (2006-16)	060007 withdrawn for 65 dwellings. 070537 for 14 dwellings and 071274 for 13 dwellings refused.	North
PE007	Rear of 9 Chalgrove Way, Emmer Green		SU721767	Peppard	0.22		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.22	Refused or withdrawn application (2006-16)	080645 (part of site) refused for 4 no. 2-bed flats and 2 no. 1-bed flats	North
PE008	58 Crawshay Drive, Emmer Green	RG4 8SY	SU717773	Peppard	0.21		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.21	Refused or withdrawn application (2006-16)	Several refused applications including 060637 for demolition of existing dwelling and the erection of eight two bedroom flats	North
PE009	Caversham Park	RG4 8TZ	SU724762	Peppard	38.28		Vacant and derelict site	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12771	38.28	Other known opportunity		North
RE001	Royal Berkshire Hospital, London Road	RG1 5AN	SU724729	Redlands	0.47		Outstanding planning permissions	Urban	141659, 950590			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16097	4100	0	0	0	0	16,097	4,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
RE002	Wells Hall, Upper Redlands Road	RG1 5JF	SU727724	Redlands	2.07		Outstanding planning permissions	Urban	140428			34	0	17	0	17	0	0	0	0	75	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
RE005	1a Upper Redlands Road	RG1 5JJ	SU734723	Redlands	0.53		Outstanding planning permissions	Urban	150890			10	0	0	0	4	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750	0	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
RE006	University of Reading, London Road	RG1 5AQ	SU721729	Redlands	0.45		Outstanding planning permissions	Urban	150730			53	0	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4437	0	0	0	4437	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
RE007	79 London Road and 34 Eldon Terrace	RG1 5BY	SU725731	Redlands	0.12		Outstanding planning permissions	Urban	110363, 041115			10	0	4	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
RE008	252 Kings Road	RG1 4JL	SU726732	Redlands	0.18		Outstanding planning permissions	Urban	141986			0	0	0	0	0	0	0	0	32	0	0	0	0	0	32	0	0	3582	0	0	0	0	0	3582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		East
RE009	Land adjacent to 17 Craven Road	RG1 5LE	SU726727	Redlands	0.27		Vacant and derelict site	Urban	160256			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.27	Undetermined application	Undetermined application for Erection of new D1 Medical centre, with on site pharmacy, new access, 50 parking spaces plus 2 drop off spaces, with associated new and retained landscaping. Demolition of existing ancillary buildings and structures (1248 sqm) - was permitted in principle but then withdrawn.	East
RE010	3-29 Newcastle Road		SU723717	Redlands	0.47		Opportunity in established use	Urban	040581			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0.47	Lapsed permission (2009-16)	Permission was for demolition of 11 & 13 Newcastle Road, and erect 13 terraced houses to rear of 3-17.	East
RE011	46 Redlands Road		SU725723	Redlands	0.24		Opportunity in established use	Urban	090977			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	354	0	0	0.24	Lapsed permission (2009-16)	Permission was for development of 10 flats	East
RE012	78-86 London Road		SU728730	Redlands	0.28		Opportunity in established use	Urban	041359			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	1080	0	0	0.28	Lapsed permission (2009-16)	Permission was for refurb for 10 flats	East
RE013	Warwick House, Warwick Road	RG2 7AX	SU722719	Redlands	0.15		Opportunity in established use	Suburban	111798, 151407			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.15	Lapsed permission (2009-16)	Permission was for development of four student flats (575 sq m). Application for 10 flats undetermined at 2016.	East
RE014	Rear of 8-26 Redlands Road		SU724726	Redlands	0.74	Student accommodation, rear gardens	Opportunity in established use	Urban			A22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0.74	Nominated during call for sites		East
RE015	Land adjacent to 40 Redlands Road		SU725724	Redlands	0.43	Meeting hall and gardens	Opportunity in established use	Urban		SA8h	A23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	412	0	0.43	Nominated during call for sites		East
RE016	Dingley House, 3-5 Craven Road	RG1 5LE	SU725729	Redlands	0.33	Clinical uses	Opportunity in established use	Urban	160355, 170166			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1223	0	0.33	Undetermined application	Undetermined application for Erection of a part 4 storey/part 3 storey building to accommodate 39 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping following the demolition of existing buildings, now withdrawn. Prior approval granted for demolition.	East
RE017	13-15 Craven Road	RG1 5LE	SU726728	Redlands	0.11		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	310	0	0.11	Other known opportunity	13-15 is being converted to 2 HMOs, so only scope for new build	East
RE018	Land rear of 8-14 Allcroft Road	RG1 5HH	SU722724	Redlands	0.23		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.23	Refused or withdrawn application (2006-16)	070995 refused for demolition of existing bungalow and erection of 1 x 3 bedroom detached house, 4 x 3 bedroom semi-detached and 4 x 3 bedroom terraces with associated parking and access drive	East
RE019	Aspen House, 300 Kings Road		SU728732	Redlands	0.29		Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2883	0	0	0	0	0	0	0.29	Undetermined application	Prior approval 170512 given in May 2017	East
SO001	Dellwood Hospital, Liebenrood Road		SU694727	Southcote	0.31		Existing allocations and briefs	Suburban		SA8d	B43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1246	0	0.31	Allocated site		South
SO002	Elvian School, Bath Road		SU695723	Southcote	5		Outstanding planning permissions	Urban	151175	SA9b	B44	118	0	0	0	35	0	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9000	5869	0	5869	9000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3131	0	5	Planning permission	PERLEG application for secondary school and 118 dwellings	South
SO003	Alice Burrows Home, Dwyer Road		SU682718	Southcote	0.48		Existing allocations and briefs	Suburban		SA8b	B45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.48	Allocated site		South
SO004	Land at Searles Farm		SU690711	Southcote	93.7	Agriculture and flood meadow with some past minerals extraction sites.	Opportunity in established use	Rural			A24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	93.7	Nominated during call for sites		South
SO005	Garages r/o 4-10 Frilsham Road		SU685718	Southcote	0.149	Garages	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.149	Other known opportunity	Site nominated for Site Allocations but excluded as too small	South
SO006	72 Bath Road	RG30 2BE	SU696725	Southcote	0.9	Hotel	Opportunity in established use	Urban	160087			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	406	504	0	0	406	504	0	0	504	0	0	0	504	0	0	0	0	0	0	0	0	0	0	0	0	406	0	0	0	406	0	0	0	0	0	0	0	0	0	0	0	0.9	Undetermined application	Permission for reconfiguration of hotel facilities April 2016, construction underway. Permission granted July 2017 to convert the proposed serviced apartments to 13 flats.	South
SO007	37 Circuit Lane	RG30 3HB	SU691721	Southcote	0.21	Residential gardens	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.21	Refused or withdrawn application (2006-16)	060709 and 060832 refused both for demolition of house and erection of five houses	South
SO008	Amethyst Lane		SU694726	Southcote	0.57		Surplus and likely surplus public land	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1720	0	0.57	Local authority land		South
TH001	Highdown School, Surley Row	RG4 8LR	SU712763	Thames	0.28		Outstanding planning permissions	Suburban	120329			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1200	0	0	0	0	0	1,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		North
TH003	Land adjacent to 54 Highdown Hill Road, Emmer Green	RG4 8QP	SU710770	Thames	0.61		Vacant and derelict site	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.61	Refused or withdrawn application (2006-16)	091591 refused for outline application for residential development comprising 4 dwellings, with layout and access to be considered. Site was also considered and rejected in SDPD process.	North
TH004	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill		SU705751	Thames	0.33	Residential gardens	Opportunity in established use	Suburban			A26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.33	Nominated during call for sites		North
TH005	153 Hemdean Road	RG4 7QU	SU713754	Thames	1.91		Opportunity in established use	Suburban	160088			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.19	Undetermined application	Undetermined application for demolition of dwelling and 4 new dwellings, now refused.	North
TH006	142 Kidmore Road, Caversham	RG4 7NB	SU707760	Thames	0.21		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.21	Refused or withdrawn application (2006-16)	081064 refused for Demolition of 142 and construction of a new road and 5 houses	North
TH007	The Arthur Clark Home, Dovedale Close		SU709751	Thames	0.48	Care home and day centre (closed)	Surplus and likely surplus public land	Suburban	152277		A25	0	0	0	0	0	0	0	0	43	14	0	14	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.48	Nominated during call for sites	Planning permission for residential care	North
TI001	Park Lane Primary School, The Laurels and Downing Road		SU668737	Tilehurst	3.36		Existing allocations and briefs	Suburban		SA5	B46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3912	0	3.36	Allocated site		West
TI003	Land at Conwy Close/Meadway Comprehensive School		SU677730	Tilehurst	1.24		Outstanding planning permissions	Suburban	161390		A27	57	0	0	0	0	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission	Was a lapsed permission for 58 new build, 57 now permitted.	West
TI004	3-19 The Triangle, Tilehurst	RG30 4RN	SU667736	Tilehurst	0.52		Opportunity in established use	Urban	07/01508			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2380	0	0	0	0	0.52	Lapsed permission (2009-16)	Permission was for retail extension to rear (242 sqm)	West
WH001	Worton Grange		SU715693	Whitley	8.79		Outstanding planning permissions	Urban	131527, 151944	SA2a	B37	175	0	0	0	12	0	163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2452	36500	0	36500	0	0	2,452	0	6260	0	0	0	1858	0	4,402	0	0	0	0	0	0	0	0	0	4134	0	0	0	0	0	4,134	0	0	0	0	0	0	0	0	0	2510	0	0	0	0	0	2,510	0	0	0	0	0	0	0	0	0	0	0	Planning permission	Current permission unlikely to be implemented, so whole site remains available. 151944 is PERLEG application for mixed use development with 175 homes	South
WH002	Part of former Berkshire Brewery Site		SU713691	Whitley	3.7		Existing allocations and briefs	Urban	090530	SA2b	B38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33910	0	0	0	0	0	33,910	0	0	5868	0	5868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.7	Allocated site		South
WH003	Land north of Manor Farm Road		SU716708	Whitley	13.69		Existing allocations and briefs	Urban	140477, 141570, 130716	SA2c	B39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1400	4745	0	4745	0	0	1,400	0	1150	0	0	0	0	0	1,150	0	1848	0	1848	0	0	0	0	0	1503	805	1503	0	0	0	0	805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19900	28748	0	3241	0	0	0	12.48	Allocated site	The current permissions will not affect long term regeneration	South
WH004	Little Chef, Basingstoke Road	RG2 0TA	SU716692	Whitley	0.31		Existing allocations and briefs	Urban	150218	SA2b	B38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	237	0	237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	148	0	0	0	0	0	148	0	0	0	0	0	0	0	0	0	0	0.31	Allocated site	Current permission is for non-residential - may still be long term potential	South
WH005	400 Longwater Avenue	RG2 6GP	SU699697	Whitley	2.6		Outstanding planning permissions	Rural	080571, 160569			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27207	0	0	0	0	0	27,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH006	Plot 8, 600 South Oak Way	RG1 6AD	SU700695	Whitley	3.16		Outstanding planning permissions	Rural	070488			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20430	0	0	0	0	0	20,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH007	Land west of A33 and north of Island Road		SU709709	Whitley	6.2		Outstanding planning permissions	Rural	141789, 101983			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24200	0	0	0	0	0	24,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH008	Green Park Village, Longwater Avenue		SU698702	Whitley	24.65		Outstanding planning permissions	Rural	102172, 171019			786	0	26	0	201	0	559	0	0	0	0	0	0	0	0	0	16000	0	0	0	0	0	16,000	0	0	3520	0	3520	0	0	0	0	684	0	0	0	0	0	684	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	190	0	0	0	0	0	190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission	New application to change the permitted employment to residential (171019)	South
WH009	Plot 17, 500-600 Longwater Avenue		SU698698	Whitley	4.08		Outstanding planning permissions	Rural	141447			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22540	0	0	0	0	0	22,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH010	Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works		SU715706	Whitley	9.7		Outstanding planning permissions	Urban	050823		A30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79425	0	0	0	0	0	79,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9.7	Planning permission		South
WH011	Foudry Place and 22 Commercial Road		SU711703	Whitley	3.4		Outstanding planning permissions	Urban	120408			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2295	0	0	0	0	0	2,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1400	0	0	0	0	0	1,400	0	0	0	0	0	0	0	0	0	13860	0	13860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH012	Madejski Stadium, Royal Way	RG2 0FL	SU708697	Whitley	17.7		Outstanding planning permissions	Urban	101623			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28442	0	0	0	0	0	28,442	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH013	Worton Drive		SU715696	Whitley	1.57		Outstanding planning permissions	Urban	141602			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3038	0	0	0	3038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1201	0	0	0	1201	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH014	Land west of Longwater Avenue	RG2 6GP	SU700705	Whitley	3.54		Outstanding planning permissions	Rural	141944			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6106	0	0	0	0	0	6,106	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH015	177 Basingstoke Road	RG2 0HX	SU718713	Whitley	0.4		Outstanding planning permissions	Urban	150715			0	0	0	0	0	0	0	0	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	761	0	761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH016	Kennet Island Phase 3, Manor Farm Road		SU716706	Whitley	5.46		Outstanding planning permissions	Urban	121062			546	0	274	0	220	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission		South
WH017	Land south of Island Road at Smallmead		SU701706	Whitley	26	Former landfill (including landraising), now restored and grassed over.	Opportunity in established use	Rural			A31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Nominated during call for sites		South
WH018	Land at the Madejski Stadium		SU706697	Whitley	19	Stadium, car parking, indoor training facility, landscaping	Opportunity in established use	Urban	160199		A32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2796	0	0	0	19	Nominated during call for sites	Application for mixed use development including conference centre, ice rink, 618 dwellings, hotel, serviced apartments, ancillary retail space, car park, resolution to grant subject to S106.	South
WH019	Lancaster Jaguar, Bennet Road, Reading	RG2 0QX	SU710702	Whitley	1.93	Car dealership	Opportunity in established use	Urban	152071			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3078	0	0	0	3078	0	0	0	0	0	0	0	0	0	0	0	0	1.93	Undetermined application	Planning permission for extension now granted.	South
WH020	Land adjacent to Smallmead MRF, Island Road		SU704707	Whitley	2.34		Opportunity in established use	Rural				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.34	Other known opportunity	Site once proposed for a concrete batching plant	South
WH021	St Paul's Church and Hall		SU718695	Whitley	0.22		Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	293	0	0.22	Other known opportunity	Site has come to our attention via informal discussions	South
WH022	Land south of the M4		SU711687	Whitley	3.84	Agriculture	Opportunity in established use	Rural				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.84	Other known opportunity	Site would be part of the land that could contribute to a new development around Grazeley. Could not be developed on its own.	South
WH023	448-452 Basingstoke Road	RG2 0QE	SU716705	Whitley	7.6	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36126	0	0	0	0	0	7.6	Employment Land Review site	Manor Farm Plot 1 in ELR	South
WH024	472 Basingstoke Road, Transcental and Bennet Court, Bennet Road		SU715701	Whitley	2.55	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5796	5146	0	0	0	0	0	2.55	Employment Land Review site	Bennet Road Plot 1 in ELR	South
WH025	14 Bennet Road	RG2 0QX	SU714701	Whitley	0.66	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2006	0	0	0	0	0	0.66	Employment Land Review site	Part of Bennet Road Plot 2 in ELR	South
WH026	20-40 Bennet Road		SU711701	Whitley	3.03	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8606	0	0	0	0	0	3.03	Employment Land Review site	Part of Bennet Road Plot 2 in ELR	South
WH027	Darwin Close and 9-21 Bennet Road		SU713703	Whitley	4.3	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4730	11807	0	0	0	0	70	4.3	Employment Land Review site	Bennet Road Plot 4 in ELR	South
WH028	Smallmead Road		SU711703	Whitley	1.33	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4696	0	0	0	0	0	1.33	Employment Land Review site	Part of Bennet Road Plot 5 in ELR	South
WH029	Commercial Road East		SU714703	Whitley	3.17	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14067	0	0	0	0	0	3.17	Employment Land Review site	Bennet Road Plot 6 in ELR	South
WH030	464-468 Basingstoke Road		SU716703	Whitley	2.2	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6206	0	0	0	0	0	2.2	Employment Land Review site	Bennet Road Plot 7 in ELR	South
WH031	Acre Business Park		SU715699	Whitley	0.7	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3235	0	0	0	0	0	0.7	Employment Land Review site	Acre Road Plot 1 in ELR	South
WH032	478 Basingstoke Road		SU716700	Whitley	1.32	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4621	0	0	0	0	0	1.32	Employment Land Review site	Acre Road Plot 2 in ELR	South
WH033	1-4 Acre Road		SU712700	Whitley	4.6	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21606	0	0	0	0	0	4.6	Employment Land Review site	Acre Road Plot 3 in ELR	South
WH034	Arena Business Park, Acre Road	RG2 0PJ	SU713699	Whitley	2.45	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12420	0	0	0	0	0	2.45	Employment Land Review site	Acre Road Plot 4 in ELR	South
WH035	Mayfield Trading Estate, Acre Road		SU711699	Whitley	1.29	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3150	0	0	0	0	0	1.29	Employment Land Review site	Acre Road Plot 5 in ELR	South
WH036	Office buildings, Worton Drive and Imperial Way		SU714695	Whitley	3.98	Offices	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23500	0	0	0	0	0	0	3.98	Employment Land Review site	Worton Grange Plot 2 in ELR	South
WH037	Worton Drive industrial sites		SU713697	Whitley	10.28	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45258	0	0	0	0	0	10.28	Employment Land Review site	Worton Grange Plot 3 in ELR	South
WH038	SEGRO Industrial site, Imperial Way		SU716696	Whitley	1.46	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3373	0	0	0	0	0	1.46	Employment Land Review site	Part of Worton Grange Plot 4 in ELR	South
WH039	Tesco Distribution Centre, Imperial Way		SU710693	Whitley	19.48	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87128	0	0	0	0	0	19.48	Employment Land Review site	Junction 11 Plot 1 in ELR	South
WH040	Reading International Business Park		SU713690	Whitley	7.67	Offices	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36710	0	973	0	0	614	0	7.67	Employment Land Review site	Junction 11 Plot 3 in ELR	South
WH041	100-350 Longwater Avenue		SU701700	Whitley	9.84	Offices	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44683	0	0	0	0	0	0	9.84	Employment Land Review site	Green Park Plot 1 in ELR	South
WH042	100-400 Brook Drive		SU704700	Whitley	9.2	Offices	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39368	0	0	0	0	0	0	9.2	Employment Land Review site	Green Park Plot 2 in ELR	South
WH043	450-550 Brook Drive		SU701697	Whitley	2.54	Offices	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14995	0	0	0	0	0	0	2.54	Employment Land Review site	Green Park Plot 4 in ELR	South
WH044	550 South Oak Way		SU703696	Whitley	1.02	Industrial/warehousing	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4540	0	0	0	0	0	0	1.02	Employment Land Review site	Green Park Plot 5 in ELR	South
WH045	16-18 Bennet Road		SU713701	Whitley	0.74	Vacant with temporary commercial uses	Surplus and likely surplus public land	Urban			A28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	576	0	0	0	0	0	1396	0.74	Nominated during call for sites		South
WH046	Land north of Island Road		SU707709	Whitley	1.81	Vacant compound surrounded by scrub	Surplus and likely surplus public land	Rural	170444		A30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.81	Undetermined application	Resolution to grant permission September 2017	South
WH047	Land south of Smallmead MRF and north of Longwater Avenue		SU705705	Whitley	3.79	Vacant land	Surplus and likely surplus public land	Rural				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.79	Other known opportunity		South
WH048	Unit 4 Brunel Retail Park		SU714711	Whitley	0.23	Retail warehouse	Opportunity in established use	Urban	170215			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.23	Undetermined application	Application for mezzanine permitted June 2017	South
XX001	Confidential Site 1			Not specified	0.51	Residential gardens	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.51	Other known opportunity		North
XX002	Confidential Site 2			Not specified	0.34	Residential gardens	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.34	Other known opportunity		North
XX003	Confidential Site 3			Not specified	0.19	Residential gardens	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0.19	Other known opportunity		West
XX004	Confidential Site 4			Not specified	0.12	Public house	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	332	0	0	0	0	0.12	Other known opportunity		North
XX005	Confidential Site 5			Not specified	0.032	Offices	Opportunity in established use	Town Centre				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	452	0	0	0	0	0	0	0.032	Other known opportunity		Central
XX006	Confidential Site 6			Not specified	0.69	Ancillary residential facilities	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	806	0.69	Other known opportunity		North
XX007	Confidential Site 7			Not specified	1.35	Part of school	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2061	0	1.35	Other known opportunity		East
XX008	Confidential Site 8			Not specified	0.091	Garages	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.091	Other known opportunity		West
XX009	Confidential Site 9			Not specified	0.26	Copse	Vacant and derelict site	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.26	Other known opportunity		South
XX010	Confidential Site 10			Not specified	0.13	Offices	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	656	0	0	0	0	0	0	0.13	Other known opportunity		North
XX011	Confidential Site 11			Not specified	0.34	Undeveloped land	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.34	Other known opportunity		West
XX012	Confidential Site 12			Not specified	0.2	Community use	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	511	0	0.2	Other known opportunity		West
XX013	Confidential Site 13			Not specified	0.09	Residential garages and gardens	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.09	Other known opportunity		West
XX014	Confidential Site 14			Not specified	0.15	Residential gardens	Opportunity in established use	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0.15	Other known opportunity		South
XX015	Confidential Site 15			Not specified	0.12	Commercial uses	Opportunity in established use	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	323	0	0	0	0	0.12	Other known opportunity		North
XX016	Confidential Area Regen 1			Not specified	9.9	Residential area	Area redevelopment and redesign	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	515	0	0	0	0	0	0	339	0	9.9	Other known opportunity		South
XX017	Confidential Area Regen 2			Not specified	4.88	Residential area	Area redevelopment and redesign	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	366	0	0	0	342	0	0	0	0	4.88	Other known opportunity		East
XX018	Confidential Area Regen 3			Not specified	2.05	Residential area	Area redevelopment and redesign	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	77	0	0	0	0	0	0	0	0	2.05	Other known opportunity		West
XX019	Confidential Area Regen 4			Not specified	46.39	Residential area	Area redevelopment and redesign	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1295	0	0	0	846	0	0	4699	0	46.35	Other known opportunity		South
XX020	Confidential Area Regen 5			Not specified	7.36	Residential area	Area redevelopment and redesign	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0	0	0	0	0	0	0	0	7.36	Other known opportunity		West
XX021	Confidential Area Regen 6			Not specified	2.96	Residential area	Area redevelopment and redesign	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	0	0	0	0	0	0	0	0	2.96	Other known opportunity		West
XX022	Confidential Area Regen 7			Not specified	18.68	Residential area	Area redevelopment and redesign	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	526	0	0	0	0	0	0	1241	0	18.68	Other known opportunity		West
XX023	Confidential Area Regen 8			Not specified	16.2	Residential area	Area redevelopment and redesign	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	424	0	0	0	0	0	0	1362	0	16.2	Other known opportunity		North
XX024	Confidential Area Regen 9			Not specified	6.36	Residential area	Area redevelopment and redesign	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156	0	0	0	0	0	0	0	0	6.36	Other known opportunity		South
XX025	Confidential Area Regen 10			Not specified	8.51	Residential area	Area redevelopment and redesign	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	266	0	0	0	0	0	0	0	0	8.51	Other known opportunity		South
XX026	Confidential Area Regen 11			Not specified	2.88	Residential area	Area redevelopment and redesign	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	0	0	0	0	0	0	0	0	2.88	Other known opportunity		South
XX027	Confidential Area Regen 12			Not specified	11.76	Residential area	Area redevelopment and redesign	Urban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	397	0	0	0	0	0	0	133	0	11.76	Other known opportunity		South
XX028	Confidential Area Regen 13			Not specified	14.59	Residential area	Area redevelopment and redesign	Suburban				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	411	0	0	0	305	0	0	0	0	14.59	Other known opportunity		West

STAGE 1B: EXCLUSION OF SITES FROM FURTHER CONSIDERATION

STAGE 1(B): EXCLUSION OF SITES FROM FURTHER CONSIDERATION

Site Code	Site Title	In Functional Flood Plain	In Special Area of Conservation	in Special Protection Area	Within 400m of Thames Basin Heaths	In Ramsar site	In SSSI	In SANG	Ancient Woodland	Relevant hazard zone	EXCLUDE FROM FURTHER CONSIDERATION?
AB001	Friar Street and Station Road	No	No	No	No	No	No	No	No	No	**No**
AB002	Friars Walk and Greyfriars Road (r	No	No	No	No	No	No	No	No	No	**No**
AB003	Station Hill (wider site)	No	No	No	No	No	No	No	No	No	**No**
AB004	North of the Station	No	No	No	No	No	No	No	No	No	**No**
AB005	Riverside	No	No	No	No	No	No	No	No	No	**No**
AB006	Napier Road Junction	No	No	No	No	No	No	No	No	No	**No**
AB007	Napier Court	No	No	No	No	No	No	No	No	No	**No**
AB008	Cattle Market	No	No	No	No	No	No	No	No	No	**No**
AB009	Great Knollys Street and Weldale S	No	No	No	No	No	No	No	No	No	**No**
AB010	Chatham Street	No	No	No	No	No	No	No	No	No	**No**
AB011	Broad Street Mall	No	No	No	No	No	No	No	No	No	**No**
AB012	Hosier Street	No	No	No	No	No	No	No	No	No	**No**
AB013	Reading Prison	No	No	No	No	No	No	No	No	No	**No**
AB014	Forbury Retail Park	No	No	No	No	No	No	No	No	No	**No**
AB015	Forbury Business Park and Kenavor	No	No	No	No	No	No	No	No	No	**No**
AB016	Gas Holder	No	No	No	No	No	No	No	No	No	**No**
AB017	108-116 Oxford Road, 10 Eaton Pla	No	No	No	No	No	No	No	No	No	**No**
AB018	143-145 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
AB019	Former Reading Family Centre, No	No	No	No	No	No	No	No	No	No	**No**
AB020	9-27 Greyfriars Road	No	No	No	No	No	No	No	No	No	**No**
AB021	2-8 The Forbury and 19-22 Market	No	No	No	No	No	No	No	No	No	**No**
AB022	3-10 Market Place, Abbey Hall & A	No	No	No	No	No	No	No	No	No	**No**
AB024	Reading Central Library, Abbey Sq	No	No	No	No	No	No	No	No	No	**No**
AB025	The Anchorage, 34 Bridge Street	No	No	No	No	No	No	No	No	No	**No**
AB026	The Oracle Extension, Bridge Stree	No	No	No	No	No	No	No	No	No	**No**
AB027	Reading College, Kings Road	No	No	No	No	No	No	No	No	No	**No**
AB028	Kings Meadow Pool, Kings Meadow	Yes	No	No	No	No	No	No	No	No	**No**
AB029	Caversham Lock Island	No	No	No	No	No	No	No	No	No	**No**
AB031	Energis House, Forbury Road	No	No	No	No	No	No	No	No	No	**No**
AB032	173-175 Friar Street	No	No	No	No	No	No	No	No	No	**No**
AB033	84 Watlington Street	No	No	No	No	No	No	No	No	No	**No**
AB034	Land West of Rivermead Car Park	No	No	No	No	No	No	No	No	No	**No**
AB036	60 Queens Road	No	No	No	No	No	No	No	No	No	**No**
AB039	Jacksons Corner, 1-9 Kings Road	No	No	No	No	No	No	No	No	No	**No**
AB041	Havell House, 62-66 Queens Road	No	No	No	No	No	No	No	No	No	**No**
AB042	173-175 Kings Road	No	No	No	No	No	No	No	No	No	**No**
AB043	Kings Point, 120 Kings Road	No	No	No	No	No	No	No	No	No	**No**
AB044	Kings Lodge, 194 Kings Road	No	No	No	No	No	No	No	No	No	**No**
AB048	120 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
AB049	Princes House, 73a London Road	No	No	No	No	No	No	No	No	No	**No**
AB052	The Oracle Shopping Centre, Yield	No	No	No	No	No	No	No	No	No	**No**
AB053	27-32 Market Place	No	No	No	No	No	No	No	No	No	**No**
AB054	Primark, 32-42 West Street	No	No	No	No	No	No	No	No	No	**No**
AB055	Former Cox & Wyman site, Cardiff	No	No	No	No	No	No	No	No	No	**No**
AB056	Former Gas Works Building, Gas W	No	No	No	No	No	No	No	No	No	**No**
AB057	Central Swimming Pool, Battle Str	No	No	No	No	No	No	No	No	No	**No**
AB058	78 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
AB059	149-153 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
AB060	38-40 Oxford Road & 3-7 Cheapsid	No	No	No	No	No	No	No	No	No	**No**
AB061	17-23 Queen Victoria Street	No	No	No	No	No	No	No	No	No	**No**
AB062	1-5 King Street	No	No	No	No	No	No	No	No	No	**No**
AB063	Manrose Manufacturing, Meadow R	No	No	No	No	No	No	No	No	No	**No**
AB064	159 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
AB065	Queens Arms PH, Great Knollys Str	No	No	No	No	No	No	No	No	No	**No**
AB066	Elite House, 179 Kings Road	No	No	No	No	No	No	No	No	No	**No**
AB067	Brunel Arcade, Station Approach	No	No	No	No	No	No	No	No	No	**No**
AB068	Apex Plaza, Forbury Road	No	No	No	No	No	No	No	No	No	**No**
AB069	37-43 Blagrave Street	No	No	No	No	No	No	No	No	No	**No**
AB070	Land at Richfield Avenue and Tess	No	No	No	No	No	No	No	No	No	**No**
AB071	Rising Sun 18 Forbury Road	No	No	No	No	No	No	No	No	No	**No**
AB072	The Butler PH, Chatham Street	No	No	No	No	No	No	No	No	No	**No**
AB073	28-30 Richfield Avenue	No	No	No	No	No	No	No	No	No	**No**
AB074	7 Blagrave Street	No	No	No	No	No	No	No	No	No	**No**
AB075	115-117 Caversham Road	No	No	No	No	No	No	No	No	No	**No**
AB076	187-189 Kings Road	No	No	No	No	No	No	No	No	No	**No**
AB077	20-22 Richfield Avenue	No	No	No	No	No	No	No	No	No	**No**
AB078	Land at Regent Court, Great Knoll	No	No	No	No	No	No	No	No	No	**No**
AB079	1-3 Greyfriars Road	No	No	No	No	No	No	No	No	No	**No**
AB080	Land adjacent Crowne Plaza Hotel	No	No	No	No	No	No	No	No	No	**No**
AB081	Shurgard Self Storage, 75-77 Caver	No	No	No	No	No	No	No	No	No	**No**
AB082	Tesco, Napier Road	No	No	No	No	No	No	No	No	No	**No**
AB083	131-215 Cardiff Road	No	No	No	No	No	No	No	No	No	**No**
AB084	140-146 Cardiff Road	No	No	No	No	No	No	No	No	No	**No**
AB085	Trafford Road	No	No	No	No	No	No	No	No	No	**No**
AB086	100-124 Cardiff Road and Bennet C	No	No	No	No	No	No	No	No	No	**No**
AB087	Weighbridge Row	No	No	No	No	No	No	No	No	No	**No**
AB088	2-12 Richfield Avenue	No	No	No	No	No	No	No	No	No	**No**
AB089	1-3 & 13-14 Cremyll Road	No	No	No	No	No	No	No	No	No	**No**
AB090	18 Richfield Avenue	No	No	No	No	No	No	No	No	No	**No**
AB091	24-26 Richfield Avenue	No	No	No	No	No	No	No	No	No	**No**
AB092	Milford Road	No	No	No	No	No	No	No	No	No	**No**
AB093	2 Ross Road	No	No	No	No	No	No	No	No	No	**No**
AB094	160-163 Friar Street	No	No	No	No	No	No	No	No	No	**No**
AB095	3-4 Wesley Gate, Queens Road	No	No	No	No	No	No	No	No	No	**No**
AB096	Great Brighams Mead	No	No	No	No	No	No	No	No	No	**No**
AB097	15-18 Friar Street, 2-16 Station Ro	No	No	No	No	No	No	No	No	No	**No**
AB098	Clarendon House 59-75 Queens Roa	No	No	No	No	No	No	No	No	No	**No**
AB099	Network Rail Land, Napier Road	No	No	No	No	No	No	No	No	No	**No**
AB100	Rear of 8-32 Clifton Street	No	No	No	No	No	No	No	No	No	**No**
AB101	Part of City Wall House, 26 West S	No	No	No	No	No	No	No	No	No	**No**
AB102	Tangent House, 16 Forbury Road	No	No	No	No	No	No	No	No	No	**No**
BA001	211-221 Oxford Road, 10 & rear of	No	No	No	No	No	No	No	No	No	**No**
BA002	Rear of 303-315 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
BA003	Part of former Battle Hospital, Por	No	No	No	No	No	No	No	No	No	**No**
BA004	Land at former Battle Hospital	No	No	No	No	No	No	No	No	No	**No**
BA005	26 Portman Road	No	No	No	No	No	No	No	No	No	**No**
BA006	Land at Reading West Station	No	No	No	No	No	No	No	No	No	**No**
BA007	458-478 Oxford Road & 1-3 Cheste	No	No	No	No	No	No	No	No	No	**No**
BA008	133-137 Wantage Road	No	No	No	No	No	No	No	No	No	**No**
BA009	2-4 Bridgewater Close	No	No	No	No	No	No	No	No	No	**No**
BA010	2-6 Portman Road and 1-5 Loveroc	No	No	No	No	No	No	No	No	No	**No**
BA011	Ashmere Terrace, 8-12 Portman R	No	No	No	No	No	No	No	No	No	**No**
BA012	14 Portman Road and the Portman	No	No	No	No	No	No	No	No	No	**No**
BA013	16-22 Portman Road and 47-73 Lov	No	No	No	No	No	No	No	No	No	**No**
BA014	24 Portman Road and 75-77 Loverc	No	No	No	No	No	No	No	No	No	**No**
BA015	28 Portman Road and 83 Loverock	No	No	No	No	No	No	No	No	No	**No**
BA016	Battle Farm Trading Estate and 60	No	No	No	No	No	No	No	No	No	**No**
BA017	38-40 Portman Road and 103 Lover	No	No	No	No	No	No	No	No	No	**No**
BA018	Aldbury Close and 42 Portman Roa	No	No	No	No	No	No	No	No	No	**No**
BA019	Broughton Close and 44-50 Portma	No	No	No	No	No	No	No	No	No	**No**
BA020	50-60 Portman Road and 117-123 L	No	No	No	No	No	No	No	No	No	**No**
BA021	62 Portman Road	No	No	No	No	No	No	No	No	No	**No**
BA022	Bridgewater Close	No	No	No	No	No	No	No	No	No	**No**
BA023	Wigmore Lane	No	No	No	No	No	No	No	No	No	**No**

BA024	Scours Lane and Littlejohn's Farm	Yes	No	No	No	No	No	No	No	No	**Yes**
BA025	53-55 Argyle Road	No	No	No	No	No	No	No	No	No	**No**
CA001	Unit 1, Paddock Road Industrial Es	Part	No	No	No	No	No	No	No	No	**No**
CA002	72 George Street	No	No	No	No	No	No	No	No	No	**No**
CA003	St Martin's Precinct, Church Street	No	No	No	No	No	No	No	No	No	**No**
CA004	383 Gosbrook Road	No	No	No	No	No	No	No	No	No	**No**
CA005	View Island	Yes	No	No	No	No	No	No	No	No	**Yes**
CA006	Reading University Boat Club, Pror	Part	No	No	No	No	No	No	No	No	**No**
CA007	Cantay House, Ardler Road, Cavers	No	No	No	No	No	No	No	No	No	**No**
CA008	3 Send Road	Part	No	No	No	No	No	No	No	No	**No**
CA009	4-6 Send Road	No	No	No	No	No	No	No	No	No	**No**
CA010	Paddock Road	Part	No	No	No	No	No	No	No	No	**No**
CA011	Former Caversham Nursery, 82 Gos	No	No	No	No	No	No	No	No	No	**No**
CA012	64 St John's Road	No	No	No	No	No	No	No	No	No	**No**
CH001	University of Reading, The Chance	No	No	No	No	No	No	No	No	No	**No**
CH002	Reading Girl's School, Northumberl	No	No	No	No	No	No	No	No	No	**No**
CH004	Leighton Park School, Shinfield Ro	No	No	No	No	No	No	No	No	No	**No**
CH005	Land rear of 50-52 Cressingham Rc	No	No	No	No	No	No	No	No	No	**No**
CH006	St Patricks Hall, Northcourt Avenu	No	No	No	No	No	No	No	No	No	**No**
KA001	25-31 London Street	No	No	No	No	No	No	No	No	No	**No**
KA002	Corner of Crown Street and Southa	No	No	No	No	No	No	No	No	No	**No**
KA003	Corner of Crown Street and Silver	No	No	No	No	No	No	No	No	No	**No**
KA004	21 South Street	No	No	No	No	No	No	No	No	No	**No**
KA005	83-85 London Street	No	No	No	No	No	No	No	No	No	**No**
KA006	40 Silver Street	No	No	No	No	No	No	No	No	No	**No**
KA007	34-36 Crown Street	No	No	No	No	No	No	No	No	No	**No**
KA008	Enterprise House, 89-97 London St	No	No	No	No	No	No	No	No	No	**No**
KA009	272-274 Elgar Road South	No	No	No	No	No	No	No	No	No	**No**
KA010	79 Silver Street	No	No	No	No	No	No	No	No	No	**No**
KA011	The Woodley Arms PH, Waldeck St	No	No	No	No	No	No	No	No	No	**No**
KA012	75-77 London Street	No	No	No	No	No	No	No	No	No	**No**
KA013	11 Glebe Road	No	No	No	No	No	No	No	No	No	**No**
KA014	Preston Road and Nimrod Way	No	No	No	No	No	No	No	No	No	**No**
KA015	Britten Road	No	No	No	No	No	No	No	No	No	**No**
KA016	268 Elgar Road South	No	No	No	No	No	No	No	No	No	**No**
KA017	Keyline Builders Merchants, Elgar I	No	No	No	No	No	No	No	No	No	**No**
KA018	160 Basingstoke Road	No	No	No	No	No	No	No	No	No	**No**
KA019	Jewson & Tunbridge Jones Estate,	No	No	No	No	No	No	No	No	No	**No**
KA020	Reading Approach & Chancery Gat	No	No	No	No	No	No	No	No	No	**No**
KA021	196 Basingstoke Road & 5 Cradock	No	No	No	No	No	No	No	No	No	**No**
KA022	Arkwright Road	No	No	No	No	No	No	No	No	No	**No**
KA023	2-12 and 3-17 Boulton Road	No	No	No	No	No	No	No	No	No	**No**
KA024	14-22 and 39-47 Boulton Road and	No	No	No	No	No	No	No	No	No	**No**
KA025	19-37 Boulton Road	No	No	No	No	No	No	No	No	No	**No**
KA026	Car dealerships, north of Rose Kiln	No	No	No	No	No	No	No	No	No	**No**
KA027	Hyperion Way	No	No	No	No	No	No	No	No	No	**No**
KA028	169-173 Basingstoke Road	No	No	No	No	No	No	No	No	No	**No**
KA029	Makro, Elgar Road South	No	No	No	No	No	No	No	No	No	**No**
KA030	Central Club, London Street	No	No	No	No	No	No	No	No	No	**No**
KA031	Building 1, New Century Place, Eas	No	No	No	No	No	No	No	No	No	**No**
KA032	Building 2, New Century Place, Eas	No	No	No	No	No	No	No	No	No	**No**
KA033	Car Park, East Street	No	No	No	No	No	No	No	No	No	**No**
KA034	9 Southern Court, South Street	No	No	No	No	No	No	No	No	No	**No**
KE001	784-794 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
KE002	1025-1027 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
KE004	Land adjacent to Stadium Way	No	No	No	No	No	No	No	No	No	**No**
KE005	Land at Scours Lane	Yes	No	No	No	No	No	No	No	No	**Yes**
KE006	1015 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
KE007	The Restoration PH, 928 Oxford Rc	No	No	No	No	No	No	No	No	No	**No**
KE008	Allotments and adjacent land, Ker	No	No	No	No	No	No	No	No	No	**No**
KE009	2-4 Deacon Way	No	No	No	No	No	No	No	No	No	**No**
KE010	Charters Car Sales, Oxford Road	No	No	No	No	No	No	No	No	No	**No**
KE012	64 Portman Road and 127 Loverocl	No	No	No	No	No	No	No	No	No	**No**
KE013	Stadium Way	No	No	No	No	No	No	No	No	No	**No**
KE014	Io Trade Centre, Deacon Way	No	No	No	No	No	No	No	No	No	**No**
KE015	1-11 and 6-12 Deacon Way	No	No	No	No	No	No	No	No	No	**No**
KE016	15-21 Deacon Way	No	No	No	No	No	No	No	No	No	**No**
KE017	Gresham Way Industrial Estate	No	No	No	No	No	No	No	No	No	**No**
KE018	816 Oxford Road	No	No	No	No	No	No	No	No	No	**No**
KE019	Norcot Community Centre, Lyndhu	No	No	No	No	No	No	No	No	No	**No**
MA001	Chazey Farm, The Warren	Part	No	No	No	No	No	No	No	No	**No**
MA002	20 Chazey Road	No	No	No	No	No	No	No	No	No	**No**
MA003	Outlands, Upper Warren Avenue	No	No	No	No	No	No	No	No	No	**No**
MA004	Land at Chazey Court Farm	No	No	No	No	No	No	No	No	No	**No**
MA005	Plots A & B Gravel Hill	No	No	No	No	No	No	No	No	No	**No**
MA006	Highridge, Upper Warren Avenue	No	No	No	No	No	No	No	No	No	**No**
MA007	161 Upper Woodcote Road	No	No	No	No	No	No	No	No	No	**No**
MA008	Mapledurham Pavilion, Upper Woo	No	No	No	No	No	No	No	No	No	**No**
MI001	Fobney Mead, Island Road	Yes	No	No	No	No	No	No	No	No	**Yes**
MI002	Lok n Store, 5-9 Berkeley Avenue	No	No	No	No	No	No	No	No	No	**No**
MI003	34 Parkside Road	No	No	No	No	No	No	No	No	No	**No**
MI004	21 Rose Kiln Lane	No	No	No	No	No	No	No	No	No	**No**
MI005	Reading Link Retail Park, Rose Kilr	No	No	No	No	No	No	No	No	No	**No**
MI006	1 Castle Crescent	No	No	No	No	No	No	No	No	No	**No**
MI007	5 Westcote Road	No	No	No	No	No	No	No	No	No	**No**
MI008	Government Offices, Coley Park, V	No	No	No	No	No	No	No	No	No	**No**
MI009	Webb's Close, Berkeley Avenue	No	No	No	No	No	No	No	No	No	**No**
MI010	Pulleyn Park, Rose Kiln Lane	No	No	No	No	No	No	No	No	No	**No**
MI011	31 Bath Road	No	No	No	No	No	No	No	No	No	**No**
MI012	4 Berkeley Avenue	No	No	No	No	No	No	No	No	No	**No**
MI013	Kilnbrook House, Cadogan House a	No	No	No	No	No	No	No	No	No	**No**
MI014	Car dealerships, Rose Kiln Lane	No	No	No	No	No	No	No	No	No	**No**
MI015	25-29 Rose Kiln Lane	No	No	No	No	No	No	No	No	No	**No**
MI016	8-12 Rose Kiln Lane	Part	No	No	No	No	No	No	No	No	**No**
MI017	Land west of A33 and south of Ber	No	No	No	No	No	No	No	No	No	**No**
MI018	Yeomanry House, Castle Hill	No	No	No	No	No	No	No	No	No	**No**
NO001	Dee Park (exluding 103 Dee Rd)	No	No	No	No	No	No	No	No	No	**No**
NO002	The Meadway Centre, Honey End L	No	No	No	No	No	No	No	No	No	**No**
NO003	16c Upton Road	No	No	No	No	No	No	No	No	No	**No**
NO004	2, 4, 6 Water Road and 158 Dee Rc	No	No	No	No	No	No	No	No	No	**No**
NO005	St Georges Hall, St Georges Road	No	No	No	No	No	No	No	No	No	**No**
NO006	15 St Georges Road	No	No	No	No	No	No	No	No	No	**No**
NO007	Sterling Way Industrial Estate	No	No	No	No	No	No	No	No	No	**No**
NO008	Upton Road Industrial Estate	No	No	No	No	No	No	No	No	No	**No**
NO009	103 Dee Road	No	No	No	No	No	No	No	No	No	**No**
PA001	261-275 London Road	No	No	No	No	No	No	No	No	No	**No**
PA003	Land at Green Road	No	No	No	No	No	No	No	No	No	**No**
PA004	Arthur Hill Swimming Pool, 221-22	No	No	No	No	No	No	No	No	No	**No**
PA005	Palmer Park Car Park	No	No	No	No	No	No	No	No	No	**No**
PA006	Alexander House, Kings Road	No	No	No	No	No	No	No	No	No	**No**
PA007	131 Wokingham Road	No	No	No	No	No	No	No	No	No	**No**
PA008	Hamilton Centre, Bulmershe Road	No	No	No	No	No	No	No	No	No	**No**
PE001	Land at Lowfield Road	No	No	No	No	No	No	No	No	No	**No**
PE002	Part of Reading Golf Course, Kidm	No	No	No	No	No	No	No	No	No	**No**
PE003	Rear of 200-214 Henley Road, 12-2	No	No	No	No	No	No	No	No	No	**No**
PE004	Rear of 13-14a Hawthorne Road &	No	No	No	No	No	No	No	No	No	**No**
PE005	199-219 Henley Road	No	No	No	No	No	No	No	No	No	**No**
PE006	241-251 Henley Road	No	No	No	No	No	No	No	No	No	**No**

PE007	Rear of 9 Chalgrove Way, Emmer (	No	No	No	No	No	No	No	No	No	**No**
PE008	58 Crawshay Drive, Emmer Green	No	No	No	No	No	No	No	No	No	**No**
PE009	Caversham Park	No	No	No	No	No	No	No	No	No	**No**
RE001	Royal Berkshire Hospital, London F	No	No	No	No	No	No	No	No	No	**No**
RE002	Wells Hall, Upper Redlands Road	No	No	No	No	No	No	No	No	No	**No**
RE005	1a Upper Redlands Road	No	No	No	No	No	No	No	No	No	**No**
RE006	University of Reading, London Roa	No	No	No	No	No	No	No	No	No	**No**
RE007	79 London Road and 34 Eldon Terr	No	No	No	No	No	No	No	No	No	**No**
RE008	252 Kings Road	No	No	No	No	No	No	No	No	No	**No**
RE009	Land adjacent to 17 Craven Road	No	No	No	No	No	No	No	No	No	**No**
RE010	3-29 Newcastle Road	No	No	No	No	No	No	No	No	No	**No**
RE011	46 Redlands Road	No	No	No	No	No	No	No	No	No	**No**
RE012	78-86 London Road	No	No	No	No	No	No	No	No	No	**No**
RE013	Warwick House, Warwick Road	No	No	No	No	No	No	No	No	No	**No**
RE014	Rear of 8-26 Redlands Road	No	No	No	No	No	No	No	No	No	**No**
RE015	Land adjacent to 40 Redlands Roa	No	No	No	No	No	No	No	No	No	**No**
RE016	Dingley House, 3-5 Craven Road	No	No	No	No	No	No	No	No	No	**No**
RE017	13-15 Craven Road	No	No	No	No	No	No	No	No	No	**No**
RE018	Land rear of 8-14 Allcroft Road	No	No	No	No	No	No	No	No	No	**No**
RE019	Aspen House, 300 Kings Road	No	No	No	No	No	No	No	No	No	**No**
SO001	Dellwood Hospital, Liebenrood Roa	No	No	No	No	No	No	No	No	No	**No**
SO002	Elvian School, Bath Road	No	No	No	No	No	No	No	No	No	**No**
SO003	Alice Burrows Home, Dwyer Road	No	No	No	No	No	No	No	No	No	**No**
SO004	Land at Searles Farm	Yes	No	No	No	No	No	No	No	No	**Yes**
SO005	Garages r/o 4-10 Frilsham Road	No	No	No	No	No	No	No	No	No	**No**
SO006	72 Bath Road	No	No	No	No	No	No	No	No	No	**No**
SO007	37 Circuit Lane	No	No	No	No	No	No	No	No	No	**No**
SO008	Amethyst Lane	No	No	No	No	No	No	No	No	No	**No**
TH001	Highdown School, Surley Row	No	No	No	No	No	No	No	No	No	**No**
TH003	Land adjacent to 54 Highdown Hill	No	No	No	No	No	No	No	No	No	**No**
TH004	Rear of 1 & 3 Woodcote Road & 21	No	No	No	No	No	No	No	No	No	**No**
TH005	153 Hemdean Road	No	No	No	No	No	No	No	No	No	**No**
TH006	142 Kidmore Road, Caversham	No	No	No	No	No	No	No	No	No	**No**
TH007	The Arthur Clark Home, Dovedale	No	No	No	No	No	No	No	No	No	**No**
TI001	Park Lane Primary School, The Lau	No	No	No	No	No	No	No	No	No	**No**
TI003	Land at Conwy Close/Meadway Co	No	No	No	No	No	No	No	No	No	**No**
TI004	3-19 The Triangle, Tilehurst	No	No	No	No	No	No	No	No	No	**No**
WH001	Worton Grange	No	No	No	No	No	No	No	No	No	**No**
WH002	Part of former Berkshire Brewery S	No	No	No	No	No	No	No	No	No	**No**
WH003	Land north of Manor Farm Road	No	No	No	No	No	No	No	No	No	**No**
WH004	Little Chef, Basingstoke Road	No	No	No	No	No	No	No	No	No	**No**
WH005	400 Longwater Avenue	No	No	No	No	No	No	No	No	No	**No**
WH006	Plot 8, 600 South Oak Way	Yes	No	No	No	No	No	No	No	No	**No**
WH007	Land west of A33 and north of Isla	No	No	No	No	No	No	No	No	No	**No**
WH008	Green Park Village, Longwater Ave	Part	No	No	No	No	No	No	No	No	**No**
WH009	Plot 17, 500-600 Longwater Avenu	Yes	No	No	No	No	No	No	No	No	**No**
WH010	Land bounded by Island Road, Lon	No	No	No	No	No	No	No	No	No	**No**
WH011	Foudry Place and 22 Commercial R	No	No	No	No	No	No	No	No	No	**No**
WH012	Madejski Stadium, Royal Way	No	No	No	No	No	No	No	No	No	**No**
WH013	Worton Drive	No	No	No	No	No	No	No	No	No	**No**
WH014	Land west of Longwater Avenue	No	No	No	No	No	No	No	No	No	**No**
WH015	177 Basingstoke Road	No	No	No	No	No	No	No	No	No	**No**
WH016	Kennet Island Phase 3, Manor Farm	No	No	No	No	No	No	No	No	No	**No**
WH017	Land south of Island Road at Small	No	No	No	No	No	No	No	No	No	**No**
WH018	Land at the Madejski Stadium	No	No	No	No	No	No	No	No	No	**No**
WH019	Lancaster Jaguar, Bennet Road, Re	No	No	No	No	No	No	No	No	No	**No**
WH020	Land adjacent to Smallmead MRF,	No	No	No	No	No	No	No	No	No	**No**
WH021	St Paul's Church and Hall	No	No	No	No	No	No	No	No	No	**No**
WH022	Land south of the M4	No	No	No	No	No	No	No	No	No	**No**
WH023	448-452 Basingstoke Road	No	No	No	No	No	No	No	No	No	**No**
WH024	472 Basingstoke Road, Transcental	No	No	No	No	No	No	No	No	No	**No**
WH025	14 Bennet Road	No	No	No	No	No	No	No	No	No	**No**
WH026	20-40 Bennet Road	Part	No	No	No	No	No	No	No	No	**No**
WH027	Darwin Close and 9-21 Bennet Roa	No	No	No	No	No	No	No	No	No	**No**
WH028	Smallmead Road	No	No	No	No	No	No	No	No	No	**No**
WH029	Commercial Road East	No	No	No	No	No	No	No	No	No	**No**
WH030	464-468 Basingstoke Road	No	No	No	No	No	No	No	No	No	**No**
WH031	Acre Business Park	No	No	No	No	No	No	No	No	No	**No**
WH032	478 Basingstoke Road	No	No	No	No	No	No	No	No	No	**No**
WH033	1-4 Acre Road	No	No	No	No	No	No	No	No	No	**No**
WH034	Arena Business Park, Acre Road	No	No	No	No	No	No	No	No	No	**No**
WH035	Mayfield Trading Estate, Acre Roa	No	No	No	No	No	No	No	No	No	**No**
WH036	Office buildings, Worton Drive and	No	No	No	No	No	No	No	No	No	**No**
WH037	Worton Drive industrial sites	No	No	No	No	No	No	No	No	No	**No**
WH038	SEGRO Industrial site, Imperial Wa	No	No	No	No	No	No	No	No	No	**No**
WH039	Tesco Distribution Centre, Imperia	No	No	No	No	No	No	No	No	No	**No**
WH040	Reading International Business Par	No	No	No	No	No	No	No	No	No	**No**
WH041	100-350 Longwater Avenue	No	No	No	No	No	No	No	No	No	**No**
WH042	100-400 Brook Drive	No	No	No	No	No	No	No	No	No	**No**
WH043	450-500 Brook Drive	No	No	No	No	No	No	No	No	No	**No**
WH044	550 South Oak Way	No	No	No	No	No	No	No	No	No	**No**
WH045	16-18 Bennet Road	No	No	No	No	No	No	No	No	No	**No**
WH046	Land north of Island Road	No	No	No	No	No	No	No	No	No	**No**
WH047	Land south of Smallmead MRF and	No	No	No	No	No	No	No	No	No	**No**
WH048	Unit 4 Brunel Retail Park	No	No	No	No	No	No	No	No	No	**No**
XX001	Confidential Site 1	No	No	No	No	No	No	No	No	No	**No**
XX002	Confidential Site 2	No	No	No	No	No	No	No	No	No	**No**
XX003	Confidential Site 3	No	No	No	No	No	No	No	No	No	**No**
XX004	Confidential Site 4	No	No	No	No	No	No	No	No	No	**No**
XX005	Confidential Site 5	No	No	No	No	No	No	No	No	No	**No**
XX006	Confidential Site 6	No	No	No	No	No	No	No	No	No	**No**
XX007	Confidential Site 7	No	No	No	No	No	No	No	No	No	**No**
XX008	Confidential Site 8	No	No	No	No	No	No	No	No	No	**No**
XX009	Confidential Site 9	No	No	No	No	No	No	No	No	No	**No**
XX010	Confidential Site 10	No	No	No	No	No	No	No	No	No	**No**
XX011	Confidential Site 11	No	No	No	No	No	No	No	No	No	**No**
XX012	Confidential Site 12	No	No	No	No	No	No	No	No	No	**No**
XX013	Confidential Site 13	No	No	No	No	No	No	No	No	No	**No**
XX014	Confidential Site 14	No	No	No	No	No	No	No	No	No	**No**
XX015	Confidential Site 15	No	No	No	No	No	No	No	No	No	**No**
XX016	Confidential Area Regen 1	No	No	No	No	No	No	No	No	No	**No**
XX017	Confidential Area Regen 2	No	No	No	No	No	No	No	No	No	**No**
XX018	Confidential Area Regen 3	No	No	No	No	No	No	No	No	No	**No**
XX019	Confidential Area Regen 4	No	No	No	No	No	No	No	No	No	**No**
XX020	Confidential Area Regen 5	No	No	No	No	No	No	No	No	No	**No**
XX021	Confidential Area Regen 6	No	No	No	No	No	No	No	No	No	**No**
XX022	Confidential Area Regen 7	No	No	No	No	No	No	No	No	No	**No**
XX023	Confidential Area Regen 8	Part	No	No	No	No	No	No	No	No	**No**
XX024	Confidential Area Regen 9	No	No	No	No	No	No	No	No	No	**No**
XX025	Confidential Area Regen 10	No	No	No	No	No	No	No	No	No	**No**
XX026	Confidential Area Regen 11	No	No	No	No	No	No	No	No	No	**No**
XX027	Confidential Area Regen 12	No	No	No	No	No	No	No	No	No	**No**
XX028	Confidential Area Regen 13	No	No	No	No	No	No	No	No	No	**No**

STAGE 2A: ASSESSING DEVELOPMENT POTENTIAL

STAGE 2(A): ASSESSING DEVELOPMENT POTENTIAL

NB: This is an assessment of the physical capacity of the site to accommodate development. It does not take account of constraints on suitability, which is the next stage.

		Outstanding planning permission (net change)									Expected non-impl of permission?				
Site Code	Site Title	Resi (units)	Resi equiv (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)	Y/N	Reason	Site size without permission (ha)	Existing floorspace to convert (sq m)	Use PB approach?
AB001	Friar Street and Station Road	178	0	-4659	0	0	0	0	0	0	No		0.29	9686	No
AB002	Friars Walk and Greyfriars Road (reduced site)	0	0	0	0	0	0	0	0	0	N/A		0.38	7286	No
AB003	Station Hill (wider site)	475	0	122200	0	13500	2200	0	0	800	No		0.31	0	No
AB004	North of the Station	0	0	0	0	0	0	0	0	0	No		6.71	49366	No
AB005	Riverside	0	0	0	0	0	0	0	0	0	N/A		1.24	4029	No
AB006	Napier Road Junction	0	0	0	0	0	0	0	0	0	N/A		0.49	1383	Yes
AB007	Napier Court	0	0	0	0	0	0	0	0	0	N/A		1.1	5326	Yes
AB008	Cattle Market	0	0	0	0	0	0	0	0	0	N/A		2.46	5303	No
AB009	Great Knollys Street and Weldale Street	25	0	0	0	0	0	0	0	0	No		2.74	9574	No
AB010	Chatham Street	0	0	0	0	0	0	0	0	0	N/A		0.81	0	Yes
AB011	Broad Street Mall	0	0	0	0	0	0	0	0	0	No		2.45	40854	No
AB012	Hosier Street	0	0	-16000	0	0	0	0	0	0	No		3.41	17124	No
AB013	Reading Prison	0	0	0	0	0	0	0	0	0	N/A		1.44	10000	No
AB014	Forbury Retail Park	0	0	0	0	0	0	0	0	0	N/A		6.99	25280	No
AB015	Forbury Business Park and	0	0	0	0	0	0	0	0	0	N/A		2.89	10314	Yes
AB016	Gas Holder	0	0	0	0	0	0	0	0	0	N/A		0.71	0	Yes
AB017	108-116 Oxford Road, 10 Eaton	23	0	0	-573	-553	0	0	0	0	No		0.98	9505	Yes
AB018	143-145 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.14	1600	Yes
AB019	Former Reading Family Centre,	0	0	0	0	0	0	0	0	0	N/A		0.23	0	Yes
AB020	9-27 Greyfriars Road	0	0	0	0	0	0	0	0	0	N/A		0.17	4528	Yes
AB021	2-8 The Forbury and 19-22 Market Place	0	0	0	0	0	0	0	0	0	N/A		0.07	0	No
AB022	3-10 Market Place, Abbey Hall & Abbey Square	0	0	0	0	0	0	0	0	0	N/A		0.29	8510	No
AB024	Reading Central Library, Abbey Square	0	0	0	0	0	0	0	0	0	N/A		0.1	2655	Yes
AB025	The Anchorage, 34 Bridge Street	0	0	0	0	0	0	0	0	0	N/A		0.15	3500	Yes
AB026	The Oracle Extension, Bridge Street and Letcombe Street	0	0	0	0	0	0	0	0	0	N/A		1.67	9250	No
AB027	Reading College, Kings Road	0	0	0	0	0	0	0	0	0	N/A		3.54	35000	Yes
AB028	Kings Meadow Pool, Kings Meadow Road	0	0	0	0	0	560	0	0	0	No		0	0	No
AB029	Caversham Lock Island	0	0	0	0	0	0	0	0	0	N/A		0.45	656	No
AB031	Energis House, Forbury Road	0	0	20019	0	0	0	0	0	0	No		0	0	No
AB032	173-175 Friar Street	14	0	-1029	0	100	2135	0	0	0	Yes	Development stalled, not likely to be implemented	0.14	1816	No
AB033	84 Watlington Street	10	0	0	0	-300	0	0	0	0	No		0	0	No
AB034	Land West of Rivermead Car Park	0	0	0	0	425	0	0	0	0	No		0	0	No
AB036	60 Queens Road	30	0	-2625	0	0	0	0	0	0	No		0.22	2625	Yes
AB039	Jacksons Corner, 1-9 Kings Road	29	0	0	0	-2061	0	0	0	0	No		0	0	No
AB041	Havell House, 62-66 Queens Road	13	0	-896	0	0	0	0	0	0	No		0	0	No
AB042	173-175 Kings Road	15	0	-1120	0	0	0	0	0	0	No		0	0	No
AB043	Kings Point, 120 Kings Road	103	0	0	0	352	0	0	0	0	No		0	0	No
AB044	Kings Lodge, 194 Kings Road	18	0	-1043	0	0	0	0	0	0	No		0	0	No
AB048	120 Oxford Road	6	0	0	0	0	0	0	0	0	No		0	0	No
AB049	Princes House, 73a London Road	26	0	-2271	0	0	0	0	0	0	No		0	0	No
AB052	The Oracle Shopping Centre, Yield Hall Place	0	0	0	0	0	0	0	0	0	No		0	0	No
AB053	27-32 Market Place	0	0	0	0	0	0	0	0	0	N/A		0.04	970	No
AB054	Primark, 32-42 West Street	0	0	6867	0	-4305	0	0	0	-3283	No		0	0	No
AB055	Former Cox & Wyman site, Cardiff Road	0	0	0	0	0	0	0	0	0	N/A		1.31	9850	Yes
AB056	Former Gas Works Building, Gas Works Road	20	0	0	-536	0	0	0	0	0	N/A		0	0	No
AB057	Central Swimming Pool, Battle Street	0	0	0	0	0	0	0	0	0	N/A		0.55	2620	No
AB058	78 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.03	190	No
AB059	149-153 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.1	0	No
AB060	38-40 Oxford Road & 3-7 Cheapside	0	0	0	0	0	0	0	0	0	N/A		0.3	936	No
AB061	17-23 Queen Victoria Street	0	0	0	0	0	0	0	0	0	N/A		0.05	878	No
AB062	1-5 King Street	0	0	0	0	0	0	0	0	0	N/A		0.08	2370	No
AB063	Manrose Manufacturing, Meadow Road	0	0	0	0	0	0	0	0	0	N/A		0.34	3746	No
AB064	159 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.033	237	Yes
AB065	Queens Arms PH, Great Knollys Street	0	0	0	0	0	0	0	0	0	N/A		0.065	278	Yes
AB066	Elite House, 179 Kings Road	0	0	0	0	0	0	0	0	0	N/A		0.055	323	Yes
AB067	Brunel Arcade, Station Approach	0	0	0	0	0	0	0	0	0	N/A		0.58	3552	Yes
AB068	Apex Plaza, Forbury Road	0	0	0	0	0	0	0	0	0	N/A		0.93	32555	Yes
AB069	37-43 Blagrave Street	0	0	0	0	0	0	0	0	0	N/A		0.04	1712	Yes
AB070	Land at Richfield Avenue and Tessa Road	0	0	0	0	0	0	0	0	0	N/A		3.66	23066	Yes
AB071	Rising Sun 18 Forbury Road	0	0	0	0	0	0	0	0	0	N/A		0.024	378	Yes
AB072	The Butler PH, Chatham Street	0	0	0	0	0	0	0	0	0	N/A		0.11	869	Yes
AB073	28-30 Richfield Avenue	0	0	0	0	0	0	0	0	0	N/A		0.78	3821	Yes
AB074	7 Blagrave Street	0	0	0	0	0	0	0	0	0	N/A		0.015	128	No
AB075	115-117 Caversham Road	0	0	0	0	0	0	0	0	0	N/A		0.35	2536	Yes
AB076	187-189 Kings Road	0	0	0	0	0	0	0	0	0	N/A		0.1	924	Yes
AB077	20-22 Richfield Avenue	0	0	0	0	0	0	0	0	0	N/A		0.37	929	Yes
AB078	Land at Regent Court, Great Knollys Street	0	0	0	0	0	0	0	0	0	N/A		0.021	0	Yes
AB079	1-3 Greyfriars Road	0	0	0	0	0	0	0	0	0	N/A		0.026	465	Yes
AB080	Land adjacent Crowne Plaza Hotel, Richfield Avenue	0	0	0	0	0	0	0	0	0	N/A		0.45	0	Yes
AB081	Shurgard Self Storage, 75-77 Caversham Road	0	0	0	0	0	0	0	0	0	N/A		0.57	3471	Yes
AB082	Tesco, Napier Road	0	0	0	0	0	0	0	0	0	N/A		5.51	10041	Yes
AB083	131-215 Cardiff Road	0	0	0	0	0	0	0	0	0	N/A		1.233	8857	Yes
AB084	140-146 Cardiff Road	0	0	0	0	0	0	0	0	0	N/A		0.69	3665	Yes
AB085	Trafford Road	0	0	0	0	0	0	0	0	0	N/A		0.99	2883	Yes

	Residential use										
Site Code	Pattern book type	Multiplier (new build)	Multiplier (conversion)	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB001	Resi new build town centre	325	0	94	0	0	0	0	0	0	0
AB002	Resi new build town centre	325	0	124	0	0	0	0	0	0	0
AB003	Resi new build town centre	325	0	101	0	0	0	0	0	0	0
AB004	Resi new build town centre	325	0	2181	0	0	0	0	0	0	0
AB005	Resi new build town centre fringe	200	0	248	0	0	0	0	0	0	0
AB006	Resi new build town centre	325	0	159	0	0	0	0	0	0	0
AB007	Resi new build town centre	200	0	220	0	0	0	0	0	0	0
AB008	Resi new build town centre fringe	200	0	492	0	0	0	0	0	0	0
AB009	Resi new build town centre fringe	200	0	548	0	0	0	0	0	0	0
AB010	Resi new build town centre	325	0	263	0	0	0	0	0	0	0
AB011	Resi new build town centre	325	0	796	0	0	0	0	0	0	0
AB012	Resi new build town centre	325	0	1108	0	0	0	0	0	0	0
AB013	Resi new build town centre fringe	200	0	288	0	0	0	0	0	0	0
AB014	Resi new build town centre fringe	200	0	1398	0	0	0	0	0	0	0
AB015	Resi new build urban	81	0	234	0	0	0	0	0	0	0
AB016	Resi new build urban	81	0	58	0	0	0	0	0	0	0
AB017	Resi new build town centre	200	0	196	0	0	0	0	0	0	0
AB018	Resi new build town centre	200	0	28	0	0	0	0	0	0	0
AB019	Resi new build urban	81	0	19	0	0	0	0	0	0	0
AB020	Resi new build town centre	325	0	55	0	0	0	0	0	0	0
AB021	Resi new build town centre fringe	200	0	14	0	0	0	0	0	0	0
AB022	Resi new build town centre fringe	200	0	58	0	0	0	0	0	0	0
AB024	Resi new build town centre	325	0	33	0	0	0	0	0	0	0
AB025	Resi new build town centre	325	0	49	0	0	0	0	0	0	0
AB026	Resi new build town centre	325	0	543	0	0	0	0	0	0	0
AB027	Resi new build urban	81	0	287	0	0	0	0	0	0	0
AB028	Not applicable	0	0	0	0	0	0	0	0	0	0
AB029	Resi new build urban	81	0	36	0	0	0	0	0	0	0
AB031	Not applicable	0	0	0	0	0	0	0	0	0	0
AB032	Conversion to residential	0	57	32	0	0	0	0	0	0	0
AB033	Not applicable	0	0	0	0	0	0	0	0	0	0
AB034	Not applicable	0	0	0	0	0	0	0	0	0	0
AB036	Conversion to residential	0	57	46	0	0	0	0	0	0	0
AB039	Not applicable	0	0	0	0	0	0	0	0	0	0
AB041	Not applicable	0	0	0	0	0	0	0	0	0	0
AB042	Not applicable	0	0	0	0	0	0	0	0	0	0
AB043	Not applicable	0	0	0	0	0	0	0	0	0	0
AB044	Not applicable	0	0	0	0	0	0	0	0	0	0
AB048	Not applicable	0	0	0	0	0	0	0	0	0	0
AB049	Not applicable	0	0	0	0	0	0	0	0	0	0
AB052	Not applicable	0	0	0	0	0	0	0	0	0	0
AB053	Conversion to residential	0	57	17	0	0	0	0	0	0	0
AB054	Not applicable	0	0	0	0	0	0	0	0	0	0
AB055	Resi new build urban	81	0	106	0	0	0	0	0	0	0
AB056	Not applicable	0	0	0	0	0	0	0	0	0	0
AB057	Resi new build town centre fringe	200	0	110	0	0	0	0	0	0	0
AB058	Conversion to residential	0	57	3	0	0	0	0	0	0	0
AB059	Resi new build town centre fringe	200	0	20	0	0	0	0	0	0	0
AB060	Conversion to residential	0	57	16	0	0	0	0	0	0	0
AB061	Conversion to residential	0	57	15	0	0	0	0	0	0	0
AB062	Conversion to residential	0	57	42	0	0	0	0	0	0	0
AB063	Resi new build urban	81	0	28	0	0	0	0	0	0	0
AB064	Conversion to residential	0	57	4	0	0	0	0	0	0	0
AB065	Resi new build town centre fringe	200	0	13	0	0	0	0	0	0	0
AB066	Conversion to residential	0	57	6	0	0	0	0	0	0	0
AB067	Resi new build town centre	325	0	189	0	0	0	0	0	0	0
AB068	Resi new build town centre	325	0	302	0	0	0	0	0	0	0
AB069	Resi new build town centre	325	0	13	0	0	0	0	0	0	0
AB070	Resi new build urban	81	0	296	0	0	0	0	0	0	0
AB071	Resi new build town centre	325	0	8	0	0	0	0	0	0	0
AB072	Resi new build town centre	325	0	36	0	0	0	0	0	0	0
AB073	Resi new build urban	81	0	63	0	0	0	0	0	0	0
AB074	Resi new build town centre	325	0	5	0	0	0	0	0	0	0
AB075	Resi new build town centre fringe	200	0	70	0	0	0	0	0	0	0
AB076	Conversion to residential	0	57	16	0	0	0	0	0	0	0
AB077	Resi new build urban	81	0	30	0	0	0	0	0	0	0
AB078	Resi new build town centre fringe	200	0	4	0	0	0	0	0	0	0
AB079	Resi new build town centre	325	0	8	0	0	0	0	0	0	0
AB080	Resi new build urban	81	0	36	0	0	0	0	0	0	0
AB081	Resi new build town centre fringe	200	0	114	0	0	0	0	0	0	0
AB082	Resi new build urban	81	0	446	0	0	0	0	0	0	0
AB083	Resi new build urban	81	0	100	0	0	0	0	0	0	0
AB084	Resi new build urban	81	0	56	0	0	0	0	0	0	0
AB085	Resi new build urban	81	0	80	0	0	0	0	0	0	0

	Other alternative										
Site Code	Pattern book type	Multiplier (new build)	Multiplier (conversion)	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB001	Not applicable	0	0	0	0	0	0	0	0	0	0
AB002	Not applicable	0	0	0	0	0	0	0	0	0	0
AB003	Not applicable	0	0	0	0	0	0	0	0	0	0
AB004	Not applicable	0	0	0	0	0	0	0	0	0	0
AB005	Not applicable	0	0	0	0	0	0	0	0	0	0
AB006	Not applicable	0	0	0	0	0	0	0	0	0	0
AB007	Not applicable	0	0	0	0	0	0	0	0	0	0
AB008	Not applicable	0	0	0	0	0	0	0	0	0	0
AB009	Not applicable	0	0	0	0	0	0	0	0	0	0
AB010	Not applicable	0	0	0	0	0	0	0	0	0	0
AB011	Not applicable	0	0	0	0	0	0	0	0	0	0
AB012	Not applicable	0	0	0	0	0	0	0	0	0	0
AB013	Conversion to residential	0	57	175	0	0	0	0	0	0	0
AB014	Not applicable	0	0	0	0	0	0	0	0	0	0
AB015	Not applicable	0	0	0	0	0	0	0	0	0	0
AB016	Not applicable	0	0	0	0	0	0	0	0	0	0
AB017	Not applicable	0	0	0	0	0	0	0	0	0	0
AB018	Not applicable	0	0	0	0	0	0	0	0	0	0
AB019	Not applicable	0	0	0	0	0	0	0	0	0	0
AB020	Not applicable	0	0	0	0	0	0	0	0	0	0
AB021	Not applicable	0	0	0	0	0	0	0	0	0	0
AB022	Not applicable	0	0	0	0	0	0	0	0	0	0
AB024	Not applicable	0	0	0	0	0	0	0	0	0	0
AB025	Not applicable	0	0	0	0	0	0	0	0	0	0
AB026	Not applicable	0	0	0	0	0	0	0	0	0	0
AB027	Not applicable	0	0	0	0	0	0	0	0	0	0
AB028	Not applicable	0	0	0	0	0	0	0	0	0	0
AB029	Not applicable	0	0	0	0	0	0	0	0	0	0
AB031	Not applicable	0	0	0	0	0	0	0	0	0	0
AB032	Not applicable	0	0	0	0	0	0	0	0	0	0
AB033	Not applicable	0	0	0	0	0	0	0	0	0	0
AB034	Not applicable	0	0	0	0	0	0	0	0	0	0
AB036	Not applicable	0	0	0	0	0	0	0	0	0	0
AB039	Not applicable	0	0	0	0	0	0	0	0	0	0
AB041	Not applicable	0	0	0	0	0	0	0	0	0	0
AB042	Not applicable	0	0	0	0	0	0	0	0	0	0
AB043	Not applicable	0	0	0	0	0	0	0	0	0	0
AB044	Not applicable	0	0	0	0	0	0	0	0	0	0
AB048	Not applicable	0	0	0	0	0	0	0	0	0	0
AB049	Not applicable	0	0	0	0	0	0	0	0	0	0
AB052	Not applicable	0	0	0	0	0	0	0	0	0	0
AB053	Resi new build town centre fringe	200	0	8	0	0	0	0	0	0	0
AB054	Not applicable	0	0	0	0	0	0	0	0	0	0
AB055	Ind/whsg development	3280	0	0	0	4297	0	0	0	0	0
AB056	Not applicable	0	0	0	0	0	0	0	0	0	0
AB057	Resi new build urban	81	0	45	0	0	0	0	0	0	0
AB058	Resi new build town centre fringe	200	0	6	0	0	0	0	0	0	0
AB059	Not applicable	0	0	0	0	0	0	0	0	0	0
AB060	Resi new build town centre	325	0	98	0	0	0	0	0	0	0
AB061	Resi new build town centre	325	0	16	0	0	0	0	0	0	0
AB062	Resi new build town centre	325	0	26	0	0	0	0	0	0	0
AB063	Ind/whsg development	3280	0	0	0	1115	0	0	0	0	0
AB064	Resi new build town centre fringe	200	0	7	0	0	0	0	0	0	0
AB065	Conversion to residential	0	57	5	0	0	0	0	0	0	0
AB066	Not applicable	0	0	0	0	0	0	0	0	0	0
AB067	Not applicable	0	0	0	0	0	0	0	0	0	0
AB068	Not applicable	0	0	0	0	0	0	0	0	0	0
AB069	Conversion to residential	0	57	30	0	0	0	0	0	0	0
AB070	Ind/whsg development	3280	0	0	0	12005	0	0	0	0	0
AB071	Conversion to residential	0	57	7	0	0	0	0	0	0	0
AB072	Not applicable	0	0	0	0	0	0	0	0	0	0
AB073	Ind/whsg development	3280	0	0	0	2558	0	0	0	0	0
AB074	Conversion to residential	0	57	2	0	0	0	0	0	0	0
AB075	Not applicable	0	0	0	0	0	0	0	0	0	0
AB076	Not applicable	0	0	0	0	0	0	0	0	0	0
AB077	Ind/whsg development	3280	0	0	0	1214	0	0	0	0	0
AB078	Not applicable	0	0	0	0	0	0	0	0	0	0
AB079	Conversion to residential	0	57	8	0	0	0	0	0	0	0
AB080	Not applicable	0	0	0	0	0	0	0	0	0	0
AB081	Not applicable	0	0	0	0	0	0	0	0	0	0
AB082	Not applicable	0	0	0	0	0	0	0	0	0	0
AB083	Ind/whsg development	3280	0	0	0	4044	0	0	0	0	0
AB084	Ind/whsg development	3280	0	0	0	2263	0	0	0	0	0
AB085	Ind/whsg development	3280	0	0	0	3247	0	0	0	0	0

	Manual calculation								
Site Code	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)	Comments on calculation
AB001	67	6843	0	3666	320	0	0	0	0.29 ha remains after permissions and recent devt. 0.05 ha of remainder is covered by listed buildings. Assume that the same amount of retail remains across the site as key frontages are likely to remain. Using a footprint ratio of 0.66 from RCAAP calculations, and assuming that development is an average of 7 storeys (6 above retail base), this gives 6 storeys of 13,686 sq m. A 50/50 resi/office split gives 6,843 sq m each. Apply 1 unit per 94 sq m - see HELAA methodology. Add on 50% of the conversion of the listed buildings for 6 dwellings.
AB002	96	0	0	817	0	0	0	0	Used Station Area Framework as basis - benchmark height is 6, so used a 43% footprint ratio and worked out floorspace, assumed 50% of GF is retail as there is unlikely to be retail along Greyfriars Rd, and the rest is resi. Divided floorspace by 94 to get units.
AB003	0	0	0	0	0	0	0	0	
AB004	815	80225	0	12196	500	10000	0	0	For sorting office, used lapsed permission. Used Station Area Framework as basis - broke up into the plots defined in RSAF, used the benchmark heights (together with a footprint ratio of 43%) to work out overall floorspace, assumed one third of GF is retail (in line with the active frontages in RSAF) and upper floors are 50/50 office/resi, and then divided resi f/s by 94 to get the number of units.
AB005	255	0	0	0	1286	0	0	0	Used Station Area Framework as basis - broke up into the plots defined in RSAF, used the benchmark heights (together with a footprint ratio of 43%) to work out overall floorspace. Assumed that 25% of ground floor is leisure, rest is residential as per policy, divided total resi floorspace by 94.
AB006	315	0	0	0	0	0	0	0	From planning application, now permitted subject to S106
AB007	0	0	0	0	0	0	0	0	
AB008	450	0	0	10578	0	0	0	0	Used footprint ratio of 43%, assumed 5 storeys, allocated ground floor to retail and other floors to resi, dividing by 94 to get number of units
AB009	393	904	3432	0	0	0	0	0	Remainder of the site not covered by permissions, listed or decent quality buildings or recent resi, and not including current small business units (replacement needed), x 200 dph (TC fringe) with existing resi and small business units added back in to compensate for the fact that the standard formula removes existing uses if no change permitted.
AB010	0	0	0	0	0	0	0	0	
AB011	250	17561	0	12530	0	8105	0	0	Based on a residential devt of approx 250 units on top of Mall, with existing Mall floorspace carried forward
AB012	683	0	0	4936	2448	0	0	4790	Assume retention of Hexagon (or replacement at similar floorspace) and magistrates court. Remainder of the site uses a footprint ratio of 43%. Assume average of 7 storeys - likely to be 5-6 across most of site but potential for one tall building at around 15 storeys. 50% of GF asssumed to be retail, all remaining floorspace assumed to be residential.
AB013	200	0	0	0	917	0	0	0	Assumed conversion of listed building only (5500 sq m), which is split between 50% of the GF for a cultural-type use with the rest as resi (80 dwellings). Give a 20m buffer of listed building to protect setting. Remainder of the site (0.656 ha) uses a 43% footprint, and is developed at 4 storeys to not affect the prison, and is all resi.
AB014	1650	0	0	25280	0	0	0	0	Assumed 43% footprint ratio with six storeys. Policy has the existing retail level as a ceiling, so assume same retail floorspace. Remaining space is residential, with floorspace divided by 94.
AB015	0	0	0	0	0	0	0	0	
AB016	0	0	0	0	0	0	0	0	
AB017	0	0	0	0	0	0	0	0	
AB018	0	0	0	0	0	0	0	0	
AB019	0	0	0	0	0	0	0	0	
AB020	0	0	0	0	0	0	0	0	
AB021	0	0	0	0	0	0	0	0	
AB022	72	0	0	842	0	0	0	0	Assume retention of retail GF (842 sq m), and new build residential. Assumed height of four storeys at 66% plot ratio, all of 1F-3F residential plus remainder of GF after subtraction of retail, divided by 94 to get residential units
AB024	0	0	0	0	0	0	0	0	
AB025	0	0	0	0	0	0	0	0	
AB026	0	0	0	5795	0	0	0	0	Figure that was calculated in the RCAAP calculations
AB027	0	0	0	0	0	0	0	0	
AB028	0	0	0	0	0	0	0	0	
AB029	0	0	0	0	2000	0	0	0	Figure that was calculated in the RCAAP calculations
AB031	0	0	0	0	0	0	0	0	
AB032	38	0	0	898	0	0	0	0	Based on a 66% footprint ratio, and five storeys (higher unlikely to be possible with surrounding listed buildings), ground floor retail and upper floors residential
AB033	0	0	0	0	0	0	0	0	
AB034	0	0	0	0	0	0	0	0	
AB036	0	0	0	0	0	0	0	0	
AB039	0	0	0	0	0	0	0	0	
AB041	0	0	0	0	0	0	0	0	
AB042	0	0	0	0	0	0	0	0	
AB043	0	0	0	0	0	0	0	0	
AB044	0	0	0	0	0	0	0	0	
AB048	0	0	0	0	0	0	0	0	
AB049	0	0	0	0	0	0	0	0	
AB052	0	0	0	1223	0	0	0	0	Figures from lapsed planning permission.
AB053	17	0	0	401	0	0	0	0	Assume retention of 401 sq m of GF retail. Remaining floorspace in this listed building converted to resi
AB054	0	0	0	0	0	0	0	0	
AB055	0	0	0	0	0	0	0	0	
AB056	0	0	0	0	0	0	0	0	
AB057	0	0	0	0	0	0	0	0	
AB058	10	0	0	190	0	0	0	0	Based on lapsed permission - retain retail and convert/extend for 10 flats
AB059	12	0	0	0	0	0	0	0	Based on lapsed permission for conversion to 12 flats
AB060	8	0	0	234	0	0	0	0	Based on lapsed permission for change of use to 8 flats, retain retail
AB061	13	0	0	374	0	0	0	0	Based on lapsed permission for conversion to 13 flats, retain retail
AB062	20	0	0	660	0	0	0	0	Based on COU of GF to restaurant. Upper floors of listed building would be converted to resi. Current application proposes conversion of part of upper floors to resi at a ratio of 1 flat per 86 sq m, so this is used as guide.
AB063	0	0	0	0	0	0	0	0	
AB064	5	0	0	0	0	0	0	0	Conversion of listed building to 4 flats (using 57 sq m per flat ratio) and retention of existing dwelling on Goldsmid Road
AB065	0	0	0	0	0	0	0	0	
AB066	0	0	0	0	0	0	0	0	
AB067	172	16170	0	1914	0	0	0	0	Used Station Area Framework - site is shown with benchmark height of 6 and also for a local landmark. Assumed local landmark is 15 storeys and that one third of footprint is for the tall building. Used 66% footprint ratios. Assumed that 50% of ground floor is retail, and that the remainder is split 50/50 offices and resi. Divided resi f/s by 94 to get units.
AB068	229	21483	0	0	0	0	0	0	Assumed 66% plot coverage, development to 6 storeys (proximity to conservation area and heritage assets) and 50% office and 50% (divide by 94 to get number of flats) residential
AB069	0	0	0	0	0	0	0	0	
AB070	0	0	0	0	0	0	0	0	
AB071	0	0	0	0	0	0	0	0	
AB072	0	0	0	0	0	0	0	0	
AB073	0	0	0	0	0	0	0	0	
AB074	5	0	0	102	0	0	0	0	Site is in Conservation Area, over 4 storeys unlikely to be acceptable. In line with RCAAP methodology, 66% of plot taken as building footprint with 102 sqm retail on GF and 306 (converted into 5 x 57) for resi
AB075	0	0	0	0	0	0	0	0	
AB076	0	0	0	0	0	0	0	0	
AB077	0	0	0	0	0	0	0	0	Pre-app was for a hotel
AB078	0	0	0	0	0	0	0	0	
AB079	0	0	0	0	0	0	0	0	
AB080	0	0	0	0	0	0	0	0	
AB081	0	0	0	0	0	0	0	0	
AB082	200	0	0	6010	0	0	0	0	Assume half of current car park (1.202 ha) is developed at 50% footprint, for five storeys, with retail GF and resi upper floors
AB083	0	0	0	0	0	0	0	0	
AB084	0	0	0	0	0	0	0	0	
AB085	0	0	0	0	0	0	0	0	

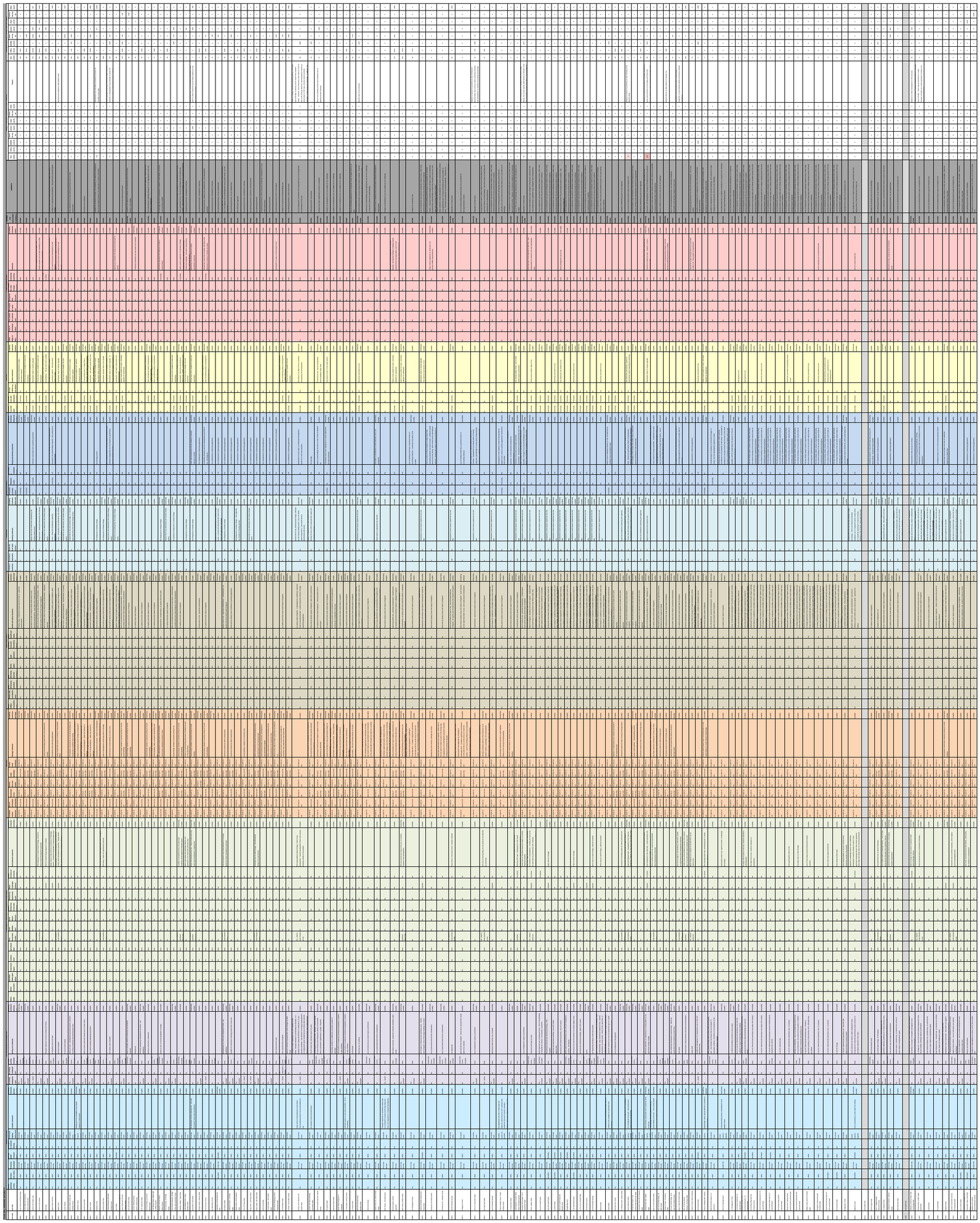
	Final tally of development potential								
Site Code	Source of unpermitted devt	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB001	Manually calculated	245	-3516	0	0	0	0	0	0
AB002	Manually calculated	96	-5076	0	-1393	0	0	0	0
AB003	Not applicable	475	122200	0	13500	2200	0	0	800
AB004	Manually calculated	815	80225	0	4867	500	10000	0	-42037
AB005	Manually calculated	255	-4029	0	0	1286	0	0	0
AB006	Manually calculated	315	0	0	0	0	0	0	-1383
AB007	From pattern book residential	220	-5326	0	0	0	0	0	0
AB008	Manually calculated	450	0	0	10578	0	0	0	-5303
AB009	Manually calculated	354	-133	-787	-4318	0	0	0	0
AB010	From pattern book residential	263	0	0	0	0	0	0	0
AB011	Manually calculated	250	-2658	0	0	0	0	0	0
AB012	Manually calculated	683	-16000	0	4936	0	0	0	-9886
AB013	Manually calculated	200	0	0	0	917	0	0	-10000
AB014	Manually calculated	1650	0	0	0	0	0	0	0
AB015	From pattern book residential	227	0	-9439	-875	0	0	0	0
AB016	From pattern book residential	58	0	0	0	0	0	0	0
AB017	From pattern book residential	219	-6035	-2481	-553	0	0	-448	-1114
AB018	From pattern book residential	28	0	0	0	0	0	-1600	0
AB019	From pattern book residential	19	0	0	0	0	0	0	0
AB020	From pattern book residential	55	-4528	0	0	0	0	0	0
AB021	From pattern book residential	-12	0	0	0	0	0	0	0
AB022	Manually calculated	72	-7668	0	0	0	0	0	0
AB024	From pattern book residential	33	0	0	0	0	0	-2655	0
AB025	From pattern book residential	49	-3500	0	0	0	0	0	0
AB026	Manually calculated	0	0	-1825	1770	-3400	0	0	0
AB027	From pattern book residential	287	0	0	0	0	0	-35000	0
AB028	Not applicable	0	0	0	0	560	0	0	0
AB029	Manually calculated	-1	0	0	0	2000	0	0	-656
AB031	Not applicable	0	20019	0	0	0	0	0	0
AB032	Manually calculated	38	-1029	0	111	0	0	0	0
AB033	Not applicable	10	0	0	-300	0	0	0	0
AB034	Not applicable	0	0	0	425	0	0	0	0
AB036	Not applicable	30	-5250	0	0	0	0	0	0
AB039	Not applicable	29	0	0	-2061	0	0	0	0
AB041	Not applicable	13	-896	0	0	0	0	0	0
AB042	Not applicable	15	-1120	0	0	0	0	0	0
AB043	Not applicable	103	0	0	352	0	0	0	0
AB044	Not applicable	18	-1043	0	0	0	0	0	0
AB048	Not applicable	6	0	0	0	0	0	0	0
AB049	Not applicable	26	-2271	0	0	0	0	0	0
AB052	Manually calculated	0	0	0	1223	0	0	0	0
AB053	Manually calculated	15	-306	0	-263	0	0	0	0
AB054	Not applicable	0	6867	0	-4305	0	0	0	-3283
AB055	From pattern book residential	106	0	-9850	0	0	0	0	0
AB056	Not applicable	20	0	-536	0	0	0	0	0
AB057	From pattern book residential	110	0	0	0	-2620	0	0	0
AB058	Manually calculated	6	0	0	0	0	0	0	0
AB059	Manually calculated	5	0	0	0	0	0	0	0
AB060	Manually calculated	8	-702	0	0	0	0	0	0
AB061	Manually calculated	13	-504	0	0	0	0	0	0
AB062	Manually calculated	20	0	0	-1710	0	0	0	0
AB063	From pattern book residential	28	0	-3746	0	0	0	0	0
AB064	Manually calculated	4	0	0	0	0	0	-237	0
AB065	From pattern book residential	13	0	0	-278	0	0	0	0
AB066	From pattern book residential	6	-323	0	0	0	0	0	0
AB067	Manually calculated	172	16170	0	1914	0	0	0	-3552
AB068	Manually calculated	229	-11072	0	0	0	0	0	0
AB069	From pattern book other	30	-1712	0	0	0	0	0	0
AB070	From pattern book residential	296	0	-22434	0	0	0	0	-632
AB071	From pattern book residential	8	0	0	-378	0	0	0	0
AB072	From pattern book residential	36	0	0	-718	0	0	0	-151
AB073	From pattern book residential	63	0	0	0	0	0	0	-3821
AB074	Manually calculated	5	0	0	-26	0	0	0	0
AB075	From pattern book residential	70	-222	-2203	-111	0	0	0	0
AB076	From pattern book residential	16	-924	0	0	0	0	0	0
AB077	From pattern book residential	30	0	0	-929	0	0	0	0
AB078	From pattern book residential	4	0	0	0	0	0	0	0
AB079	From pattern book residential	8	-465	0	0	0	0	0	0
AB080	From pattern book residential	36	0	0	0	0	0	0	0
AB081	From pattern book residential	114	0	-3471	0	0	0	0	0
AB082	Manually calculated	200	0	0	-3954	0	0	0	-77
AB083	From pattern book residential	100	-2368	-6489	0	0	0	0	0
AB084	From pattern book residential	56	0	-3665	0	0	0	0	0
AB085	From pattern book residential	80	0	-2883	0	0	0	0	0

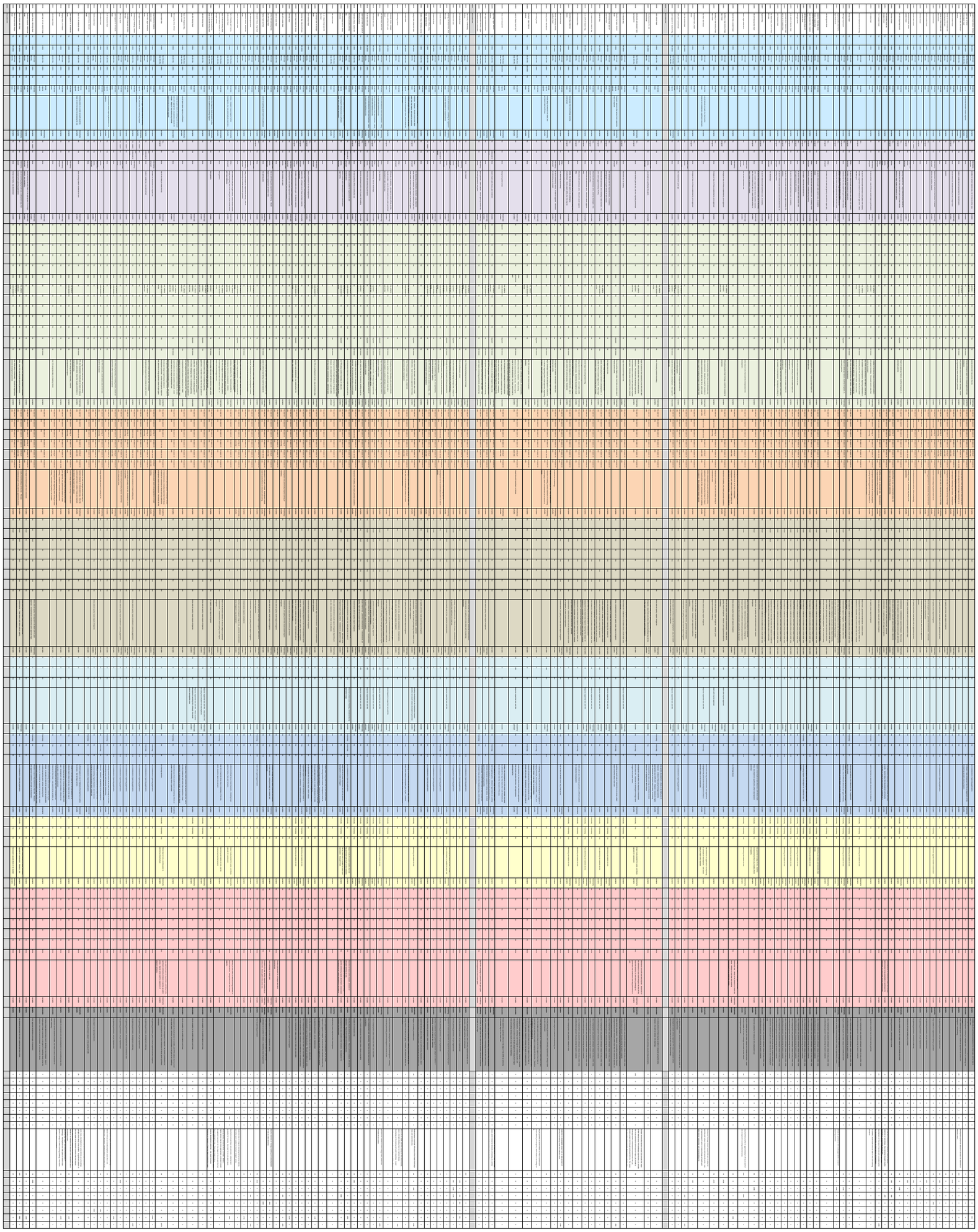
AB086	100-124 Cardiff Road and Bennet Court	0	0	0	0	0	0	0	0	0	N/A		3.19	13491	Yes	Resi new build urban	81	0	258	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	10463	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	258	0	-13491	0	0	0	0	0
AB087	Weighbridge Row	0	0	0	0	0	0	0	0	0	N/A		0.35	2164	Yes	Resi new build urban	81	0	28	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	1148	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	28	0	-2164	0	0	0	0	0
AB088	2-12 Richfield Avenue	0	0	0	0	0	0	0	0	0	N/A		1.235	5343	Yes	Resi new build urban	81	0	100	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4051	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	100	-3290	-2053	0	0	0	0	0
AB089	1-3 & 13-14 Cremyll Road	0	0	0	0	0	0	0	0	0	N/A		0.81	3334	Yes	Resi new build urban	81	0	66	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2657	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	66	0	-3334	0	0	0	0	0
AB090	18 Richfield Avenue	0	0	0	0	0	0	0	0	0	N/A		0.33	1584	Yes	Resi new build urban	81	0	27	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	1082	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	27	0	0	0	-1584	0	0	0
AB091	24-26 Richfield Avenue	0	0	0	0	0	0	0	0	0	N/A		0.66	2716	Yes	Resi new build urban	81	0	53	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2165	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	53	0	-2716	0	0	0	0	0
AB092	Milford Road	0	0	0	0	0	0	0	0	0	N/A		1.61	7923	Yes	Resi new build urban	81	0	130	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	5281	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	130	0	-6776	0	-1147	0	0	0
AB093	2 Ross Road	0	0	0	0	0	0	0	0	0	N/A		0.28	1140	Yes	Resi new build urban	81	0	23	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	918	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	23	0	-1140	0	0	0	0	0
AB094	160-163 Friar Street	28	0	-2476	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	28	-2476	0	0	0	0	0	0
AB095	3-4 Wesley Gate, Queens Road	0	0	0	0	0	0	0	0	0	N/A		0.07	832	Yes	Conversion to residential	0	57	15	0	0	0	0	0	0	0	Resi new build urban	81	0	6	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	From prior approval granted April 2017	Manually calculated	14	-832	0	0	0	0	0	0
AB096	Great Brighams Mead	0	0	0	0	0	0	0	0	0	N/A		1.04	9290	Yes	Resi new build town centre fringe	200	0	208	0	0	0	0	0	0	0	Resi new build urban	81	0	84	0	0	0	0	0	0	0	146	0	0	0	0	0	0	0	Site has a road frontage to Station area, but much of remainder is enmeshed within streets of terraced housing. Assume 50% at town centre fringe densities (200 dph) and 50% at urban densities (74 dph)	Manually calculated	146	-9290	0	0	0	0	0	0
AB097	15-18 Friar Street, 2-16 Station Road and Friars Walk	0	0	0	0	0	0	0	0	0	N/A		0.31	5874	No	Resi new build town centre	325	0	101	0	0	0	0	0	0	0	Conversion to residential	0	57	103	0	0	0	0	0	0	0	55	5120	0	2120	0	0	0	0	Assume retention of Listed 15 Friar Street - retain ground floor retail and upper floors converted to 50/50 office/resi, which is 120 sq m each. Convert 120 sq m to resi using 57 sq m per dwelling = 2 flats. For the remainder, assume a perimeter block of around 2000 sq m and 6 storeys. Ground floor (2,000 sqm) retail, upper floors (10,000 sq m) office/resi. 5,000 sq m is divided by 94 to get number of new build flats.	Manually calculated	55	4494	0	-2148	0	0	0	-980
AB098	Clarendon House 59-75 Queens Road	0	0	0	0	0	0	0	0	0	N/A		0.21	2515	Yes	Conversion to residential	0	57	44	0	0	0	0	0	0	0	Resi new build town centre fringe	200	0	42	0	0	0	0	0	0	0	49	0	0	0	0	0	0	0	From prior approval granted July 2017	Manually calculated	49	-2515	0	0	0	0	0	0
AB099	Network Rail Land, Napier Road	0	0	0	0	0	0	0	0	0	N/A		3.36	2012	Yes	Resi new build urban	81	0	272	0	0	0	0	0	0	0	Resi new build town centre fringe	200	0	672	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	272	0	-2012	0	0	0	0	0
AB100	Rear of 8-32 Clifton Street	0	0	0	0	0	0	0	0	0	N/A		0.16	0	Yes	Resi new build urban	81	0	13	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	13	0	0	0	0	0	0	0
AB101	Part of City Wall House, 26 West Street	0	0	0	0	0	0	0	0	0	N/A		0.05	460	Yes	Conversion to residential	0	57	8	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	From application refused July 2017	Manually calculated	10	0	0	0	0	-460	0	0
AB102	Tangent House, 16 Forbury Road	0	0	0	0	0	0	0	0	0	N/A		0.05	888	Yes	Conversion to residential	0	57	16	0	0	0	0	0	0	0	Resi new build town centre	325	0	16	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	From withdrawn prior approval October 2016	Manually calculated	15	-296	0	0	0	0	0	-592
BA001	211-221 Oxford Road, 10 & rear of 8 Prospect Street	2	0	0	0	0	0	0	0	0	No		0.21	338	Yes	Resi new build urban	81	0	17	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	10	0	0	779	0	0	0	0	Area of site covered by 211-221 Oxford Rd with 50% footprint ratio, with GF retail and 1F and 2F resi (divide by 150 to get no of flats as it is a non town centre site).	Manually calculated	11	0	0	441	0	0	0	0
BA002	Rear of 303-315 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.22	0	Yes	Resi new build urban	81	0	18	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	18	0	0	0	0	0	0	0
BA003	Part of former Battle Hospital, Portman Road	0	0	0	0	0	0	0	0	0	N/A		2.77	9331	Yes	Resi new build urban	81	0	224	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	196	0	0	0	0	0	0	-9331
BA004	Land at former Battle Hospital	0	0	0	0	0	0	0	2000	0	Yes	Delivery of surgery no longer needed	0.16	0	Yes	Resi new build urban	81	0	13	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	1128	0	0	0	0	0	0	0	0	0		From pattern book residential	13	0	0	0	0	0	0	0
BA005	26 Portman Road	0	0	0	1836	0	0	0	0	-1836	No		0.46	0	No	Resi new build urban	81	0	37	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	37	0	-1836	0	0	0	0	0	Assumes conversion to industrial and then loss of that industrial for development at urban density	Manually calculated	37	0	0	0	0	0	0	-1836
BA006	Land at Reading West Station	0	0	0	0	0	0	0	0	0	N/A		0.62	0	Yes	Resi new build urban	81	0	50	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	50	0	0	0	0	0	0	0
BA007	458-478 Oxford Road & 1-3 Chester St	0	0	0	0	0	0	0	0	0	N/A		0.103	458	Yes	Resi new build urban	81	0	8	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	6	0	0	-458	0	0	0	0
BA008	133-137 Wantage Road	0	0	0	0	0	0	0	0	0	N/A		0.14	0	Yes	Resi new build urban	81	0	11	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	8	0	0	0	0	0	0	0
BA009	2-4 Bridgewater Close	0	0	0	0	0	0	0	0	0	N/A		0.24	1064	Yes	Resi new build urban	81	0	19	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	787	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	19	0	-1064	0	0	0	0	0
BA010	2-6 Portman Road and 1-5 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		1.05	3958	Yes	Resi new build urban	81	0	85	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	3444	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	85	-160	-3798	0	0	0	0	0
BA011	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		1.4	8681	Yes	Resi new build urban	81	0	113	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4592	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	113	0	-8681	0	0	0	0	0
BA012	14 Portman Road and the Portman Centre	0	0	0	0	0	0	0	0	0	N/A		1.67	7895	Yes	Resi new build urban	81	0	135	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	5478	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	135	0	-7895	0	0	0	0	0
BA013	16-22 Portman Road and 47-73 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		1.18	5359	Yes	Resi new build urban	81	0	96	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	3870	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	96	0	-5359	0	0	0	0	0
BA014	24 Portman Road and 75-77 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		0.69	3885	Yes	Resi new build urban	81	0	56	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2263	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	56	-909	-2976	0	0	0	0	0
BA015	28 Portman Road and 83 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		0.3	1332	Yes	Resi new build urban	81	0	24	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	984	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	24	0	-1332	0	0	0	0	0
BA016	Battle Farm Trading Estate and 60 and 85 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		1.56	6656	Yes	Resi new build urban	81	0	126	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	5117	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	126	0	-6656	0	0	0	0	0
BA017	38-40 Portman Road and 103 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		0.99	2180	Yes	Resi new build urban	81	0	80	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	3247	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	80	0	-2180	0	0	0	0	0
BA018	Aldbury Close and 42 Portman Road	0	0	0	0	0	0	0	0	0	N/A		0.98	5115	Yes	Resi new build urban	81	0	79	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	3214	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	79	-1300	-3815	0	0	0	0	0
BA019	Broughton Close and 44-50 Portman Road	0	0	0	0	0	0	0	0	0	N/A		1.06	4093	Yes	Resi new build urban	81	0	86	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	3477	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	86	0	-4093	0	0	0	0	0
BA020	50-60 Portman Road and 117-123 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		1.59	8889	Yes	Resi new build urban	81	0	129	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	5215	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	129	0	-8889	0	0	0	0	0
BA021	62 Portman Road	0	0	667	2857	0	0	0	0	0	N/A		0.8	0	Yes	Resi new build urban	81	0	65	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2624	0	0	0	0	0	65	-667	-6250	0	0	0	0	0	Assumes extension completes and then loss for residential at urban density	Manually calculated	65	0	-3393	0	0	0	0	0
BA022	Bridgewater Close	0	0	0	0	0	0	0	0	0	N/A		1.37	7010	Yes	Resi new build urban	81	0	111	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4494	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	111	0	-7010	0	0	0	0	0
BA023	Wigmore Lane	0	0	0	0	0	0	0	0	0	N/A		0.73	1483	Yes	Resi new build suburban	46	0	34	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2394	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	34	0	-1483	0	0	0	0	0
BA024	EXCLUDED SITE																																																							
BA025	53-55 Argyle Road	0	0	0	0	0	0	0	0	0	N/A		0.07	474	Yes	Conversion to residential	0	57	8	0	0	0	0	0	0	0	Resi new build urban	81	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	8	0	0	0	0	0	-474	0
CA001	Unit 1, Paddock Road Industrial Estate	0	0	0	1577	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	1577	0	0	0	0	0
CA002	72 George Street	0	0	0	475	0	0	0	0	0	No		0.45	3377	Yes	Resi new build town centre fringe	200	0	90	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	90	0	-475	0	0	0	0	0	Using resi town centre fringe density and assuming the extension is built and then redeveloped.	Manually calculated	90	0	-3377	0	0	0	0	0
CA003	St Martin's Precinct, Church Street	40	0	0	0	1025	652	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	40	0	0	1025	652	0	0	0
CA004	383 Gosbrook Road	0	0	0	0	0	0	0	0	0	N/A		0.17	423	Yes	Resi new build urban	81	0	14	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	1199	0	0	0	0	0	0	0	0	0		From pattern book residential	14	0	-2180	0	0	0	0	0
CA005	EXCLUDED SITE																																																							
CA006	Reading University Boat Club, Promenade Road	0	0	0	0	0	0	0	0	0	N/A		0.56	634	Yes	Resi new build urban	81	0	45	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	3948	0	0	0	0	0	0	0	0	0		From pattern book residential	45	0	0	0	-634	0	0	0
CA007	Cantay House, Ardler Road, Caversham	0	0	0	0	0	0	0	0	0	N/A		0.33	1849	Yes	Resi new build urban	81	0	27	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	27	0	-1849	0	0	0	0	0
CA008	3 Send Road	0	0	0	0	0	0	0	0	0	N/A		0.16	720	Yes	Resi new build urban	81	0	13	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	13	0	-720	0	0	0	0	0
CA009	4-6 Send Road	0	0	0	0	0	0	0	0	0	N/A		0.13	347	Yes	Resi new build urban	81	0	11	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	11	0	-347	0	0	0	0	0
CA010	Paddock Road	0	0	0	0	0	0	0	0	0	N/A		1.23	6754	Yes	Resi new build urban	81	0	100	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	100	0	-6754	0	0	0	0	0
CA011	Former Caversham Nursery, 82 Gosbrook Road	0	0	0	0	0	0	0	0	0	N/A		0.16	311	Yes	Resi new build urban	81	0	13	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	1128	0	0	0	0	0	0	0	0	0		From pattern book residential	13	0	0	0	0	0	-311	0
CA012	64 St John's Road	0	0	0	0	0	0	0	0	0	N/A		0.15	0	Yes	Resi new build urban	81	0	12	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	12	0	0	0	0	0	0	0
CH001	University of Reading, The Chancellers Way & Shinfield Road	0	0	0	0	0	0	12191	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	0	12191	0	0
CH002	Reading Girl's School, Northumberland Avenue	0	0	0	0	0	0	0	13230	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	0	0	13230	0
CH004	Leighton Park School, Shinfield Road	0	0	0	0	0	0	0	933	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	0	0	933	0
CH005	Land rear of 50-52 Cressingham Road	0	0	0	0	0	0	0	0	0	N/A		0.239	0	Yes	Resi new build suburban	46	0	11	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	11	0	0	0	0	0	0	0
CH006	St Patricks Hall, Northcourt Avenue	0	0	0	0	0	0	0	0	0	N/A		3.39	0	Yes	Resi new build urban	81	0	275	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	260	0	0	0	0	0	0	0	From planning application - divide by four to translate student accommodation to dwellings	Manually calculated	182	0	0	0	0	0	0	0
KA001	25-31 London Street	0	0	0	0	0	0	0	0	0	N/A		0.1	2115	Yes	Resi new build town centre fringe	200	0	20	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	20	-2115	0	0	0	0	0	0
KA002	Corner of Crown Street and Southampton Street	0	0	0	0	0	0	0	0	0	N/A		0.08	0	Yes	Resi new build town centre fringe	200	0	16	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	16	0	0	0	0	0	0	0
KA003	Corner of Crown Street and Silver Street	0	47	-980	0	0	0	0	0	0	Yes		0.05	980	No	Resi new build town centre fringe	200	0	10	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	84	0	0	0	0	0	0	0	From planning application for C3 dwellings permitted subject to S106. Small remaining part of site to be developed at 100 dph for 4 units.	Manually calculated	84	-980	0	0	0	0	0	0
KA004	21 South Street	0	0	0	0	0	0	0	0	0	N/A		0.14	545	Yes	Resi new build town centre fringe	200	0	28	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	28	0	0	0	-545	0	0	0
KA005	83-85 London Street	11	0	-852	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	11	-852	0	0	0	0	0	0
KA006	40 Silver Street	14	0	0	-610	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	14	0	-610	0	0	0	0	0
KA007	34-36 Crown Street	14	0	-250	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	14	-250	0	0	0	0	0	0
KA008	Enterprise House, 89-97 London Street	0	0	0	0	0	0	0	0	0	N/A		0.15	802	Yes	Conversion to residential	0	57	14	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	From lapsed permission for conversion to 10 flats	Manually calculated	10	-802	0	0	0	0	0	0
KA009	272-274 Elgar Road South	0	0	0	0	0	0	0	0	0	N/A		0.41	1366	Yes	Resi new build urban	81	0	33	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	1345	0	0	0	0	0	0	0	0	0	0	0	0	0	Lapsed permission was for industrial development for little net change	From pattern book residential	33	0	-1366	0	0	0	0	0
KA010	79 Silver Street	0	0	0	0	0	0	0	0	0	N/A		0.098	780	Yes	Resi new build urban	81	0	8	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	From planning application for 56 student bedrooms, now permitted subject to S106 agreement	Manually calculated	14	-394	0	-386	0	0	0	0
KA011	The Woodley Arms PH, Waldeck Street	0	0	0	0	0	0	0	0	0	N/A		0.088	400	Yes	Resi new build urban	81	0	7	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	From planning application - 40 student units, but they are self-contained studios with no shared facilities other than laundry rooms, so count as dwellings.	Manually calculated	40	0	0	-400	0	0	0	0
KA012	75-77 London Street	0	0	0	0	0	0	0	0	0	N/A		0.18	1895	Yes	Conversion to residential	0	57	33	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	33	0	0	0	0	0	0	-1895
KA013	11 Glebe Road	0	0	0	0	0	0	0	0	0	N/A		0.18	312	Yes	Resi new build urban	81	0	15	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	15	0	0	0	0	0	-312	0
KA014	Preston Road and Nimrod Way	0	0	0	0	0	0	0	0	0	N/A		2.82	14767	Yes	Resi new build urban	81	0	228	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	228	0	-14767	0	0	0	0	0
KA015	Britten Road	0	0	0	0	0	0	0	0	0	N/A		2.9	11451	Yes	Resi new build urban	81	0	235	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	235	0	-11451	0	0	0	0	0
KA016	268 Elgar Road South	0	0	0	0	0	0	0	0	0	N/A		0.41	2226	Yes	Resi new build urban	81	0	33	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	33	0	-2226	0	0	0	0	0
KA017	Keyline Builders Merchants, Elgar Road South	0	0	0	0	0	0	0	0	0	N/A		1.05	2086	Yes	Resi new build urban	81	0	85	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	85	0	-2086	0	0	0	0	0
KA018	160 Basingstoke Road	0	0	0	0	0	0	0	0	0	N/A		1.11	2840	Yes	Resi new build urban	81	0	90	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	90	0	0	0	0	0	0	-2840
KA019	Jewson & Tunbridge Jones Estate, Cradock Road	0	0	0	0	0	0	0	0	0	N/A		1.96	6196	Yes	Resi new build urban	81	0	159	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	159	0	-6196	0	0	0	0	0
KA020	Reading Approach & Chancery Gate Business Park, Cradock Road	0	0	0	0	0	0	0	0	0	N/A		2.36	11167	Yes	Resi new build urban	81	0	191	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	191	0	-11167	0	0	0	0	0
KA021	196 Basingstoke Road & 5 Cradock Road	0	0	0	0	0	0	0	0	0	N/A		0.49	1409	Yes	Resi new build urban	81	0	40	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	40	0	-1409	0	0	0	0	0
KA022	Arkwright Road	0	0	0	0	0	0	0	0	0	N/A		2.61	10648	Yes	Resi new build urban	81	0	211	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	211	0	-10648	0	0	0	0	0
KA023	2-12 and 3-17 Boulton Road	0	0	0	0	0	0	0	0	0	N/A		2.29	10312	Yes	Resi new build urban	81	0	185	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	185	0	-10312	0	0	0	0	0
KA024	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road	0	0	0	0	0	0	0	0	0	N/A		1.57	7752	Yes	Resi new build urban	81	0	127	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	127	-644	-7108	0	0	0	0	0
KA025	19-37 Boulton Road	0	0	0	0	0	0	0	0	0	N/A		1.34	4590	Yes	Resi new build urban	81	0	109	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	109	0	-4590	0	0	0	0	0
KA026	Car dealerships, north of Rose Kiln Lane	0	0	0	0	0	0	0	0	0	N/A		1.13	1453	Yes	Resi new build urban	81	0	92	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	92	0	-1453	0	0	0	0	0
KA027	Hyperion Way	0	0	0	0	0	0	0	0	0	N/A		1.32	6276	Yes	Resi new build urban	81	0	107	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	107	0	-6276	0	0	0	0	0
KA028	169-173 Basingstoke Road	0	0	0	0	0	0	0	0	0	N/A		0.8	4239	Yes	Resi new build urban	81	0	65	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	65	0	-4239	0	0	0	0	0
KA029	Makro, Elgar Road South	0	0	0	0	0	0	0	0	0	N/A		3.51	9661	Yes	Resi new build urban	81	0	284	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	284	0	0	-9661	0	0	0	0
KA030	Central Club, London Street	0	0	0	0	0	0	0	0	0	N/A		0.05	500	Yes	Resi new build town centre fringe	200	0	10	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	10	0	0	0	0	0	-500	0
KA031	Building 1, New Century Place, East Street	75	0	-2536	0	0	0	0	0	0	N/A		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	75	-2536	0	0	0	0	0	0
KA032	Building 2, New Century Place, East Street	58	0	-1976	0	0	0	0	0	0	N/A		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	58	-1976	0	0	0	0	0	0
KA033	Car Park, East Street	0	0	0	0	0	0	0	0	0	N/A		0.13	0	Yes	Resi new build town centre fringe	200	0	26	0	0	0	0	0	0	0	Resi new build urban	81	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	26	0	0	0	0	0	0	0
KA034	9 Southern Court, South Street	16	0	-320	0	0	0	0	0	0	N/A		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	16	-320	0	0	0	0	0	0
KE001	784-794 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.22	1247	Yes	Resi new build urban	81	0	18	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	18	0	0	-922	0	0	0	-325
KE002	1025-1027 Oxford Road	12	0	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	12	0	0	0	0	0	0	0
KE004	Land adjacent to Stadium Way	0	0	0	0	0	0	0	0	0	N/A		0.498	0	Yes	Resi new build urban	81	0	40	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	40	0	0	0	0	0	0	0
KE005	EXCLUDED SITE																																																							
KE006	1015 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.16	0	Yes	Resi new build suburban	46	0	7	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	6	0	0	0	0	0	0	0
KE007	The Restoration PH, 928 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.187	631	Yes	Resi new build urban	81	0	15	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	15	0	0	-631	0	0	0	0
KE008	Allotments and adjacent land, Kentwood Hill	0	0	0	0	0	0	0	0	0	N/A		6.68	0	Yes	Resi new build suburban	46	0	307	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	307	0	0	0	0	0	0	0
KE009	2-4 Deacon Way	0	0	0	0	0	0	0	0	0	N/A		0.58	1780	Yes	Resi new build urban	81	0	47	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	47	0	-1780	0	0	0	0	0
KE010	Charters Car Sales, Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.33	582	Yes	Resi new build suburban	46	0	15	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	15	0	0	0	0	0	0	-582
KE012	64 Portman Road and 127 Loverock Road	0	0	0	0	0	0	0	0	0	N/A		0.74	2208	Yes	Resi new build urban	81	0	60	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	60	0	-2208	0	0	0	0	0
KE013	Stadium Way	0	0	0	0	0	0	0	0	0	N/A		4.08	19628	Yes	Resi new build urban	81	0	330	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	330	0	-19628	0	0	0	0	0
KE014	Io Trade Centre, Deacon Way	0	0	0	0	0	0	0	0	0	N/A		0.66	3146	Yes	Resi new build urban	81	0	53	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	53	0	-3146	0	0	0	0	0
KE015	1-11 and 6-12 Deacon Way	0	0	0	0	0	0	0	0	0	N/A		2.49	10027	Yes	Resi new build urban	81	0	202	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	202	0	-10027	0	0	0	0	0
KE016	15-21 Deacon Way	0	0	0	0	0	0	0	0	0	N/A		1.03	2956	Yes	Resi new build urban	81	0	83	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	83	0	-2956	0	0	0	0	0
KE017	Gresham Way Industrial Estate	0	0	0	0	0	0	0	0	0	N/A		0.76	2486	Yes	Resi new build urban	81	0	62	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	62	0	-2486	0	0	0	0	0
KE018	816 Oxford Road	0	0	0	0	0	0	0	0	0	N/A		0.23	1196	Yes	Resi new build urban	81	0	19	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	19	0	0	0	0	0	0	-1196
KE019	Norcot Community Centre, Lyndhurst Road	0	0	0	0	0	0	0	0	0	N/A		0.13	166	Yes	Resi new build urban	81	0	11	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	166	0	Assumed a development retaining the community use with residential above.	Manually calculated	17	0	0	0	0	0	0	0
MA001	Chazey Farm, The Warren	0	39	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	39	0	0	0	0	0	0	0
MA002	20 Chazey Road	0	0	0	0	0	0	0	0	0	N/A		0.167	0	Yes	Resi new build suburban	46	0	8	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	7	0	0	0	0	0	0	0
MA003	Outlands, Upper Warren Avenue	0	0	0	0	0	0	0	0	0	N/A		0.53	0	Yes	Resi new build suburban	46	0	24	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	23	0	0	0	0	0	0	0
MA004	Land at Chazey Court Farm	0	0	0	0	0	0	0	0	0	N/A		0.29	0	Yes	Resi new build suburban	46	0	13	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	13	0	0	0	0	0	0	0
MA005	Plots A & B Gravel Hill	0	0	0	0	0	0	0	0	0	N/A		0.17	0	Yes	Resi new build suburban	46	0	8	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	8	0	0	0	0	0	0	0
MA006	Highridge, Upper Warren Avenue	0	0	0	0	0	0	0	0	0	N/A		0.32	0	Yes	Resi new build suburban	46	0	15	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	14	0	0	0	0	0	0	0
MA007	161 Upper Woodcote Road	0	0	0	0	0	0	0	0	0	N/A		0.24	0	Yes	Resi new build suburban	46	0	11	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	10	0	0	0	0	0	0	0
MA008	Mapledurham Pavilion, Upper Woodcote Road, Caversham	0	0	0	0	0	0	0	0	0	N/A		1.41	371	Yes	Resi new build suburban	46	0	65	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	9941	0	0	0	0	0	0	0	0	0		From pattern book other	0	0	0	0	-371	0	9941	0
MI001	EXCLUDED SITE																																																							
MI002	Lok n Store, 5-9 Berkeley Avenue	112	0	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	112	0	0	0	0	0	0	0
MI003	34 Parkside Road	0	0	-336	0	153	434	0	361	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	-336	0	153	434	0	361	0
MI004	21 Rose Kiln Lane	0	0	200	-1645	1125	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	200	-1645	1125	0	0	0	0

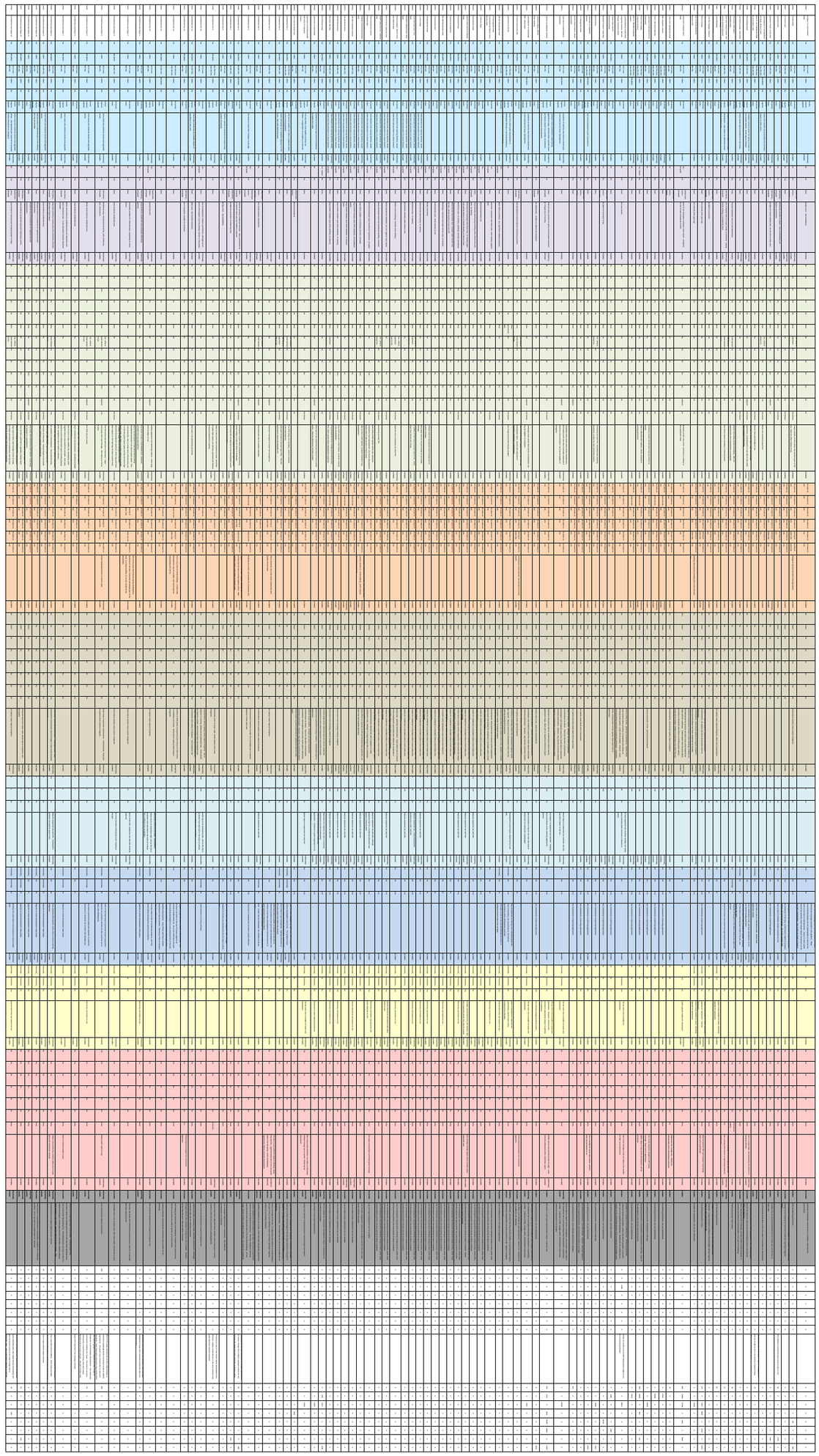
MI005	Reading Link Retail Park, Rose Kiln Lane	0	0	0	0	0	0	0	0	0	N/A		2.42	7010	Yes	Resi new build urban	81	0	196	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	16480	0	0	0	0	0	0	0	0	0	10515	0	0	0	0	Assumption is a 50% uplift in retail floorspace	Manually calculated	0	0	0	3505	0	0	0	0
MI006	1 Castle Crescent	12	0	0	0	0	0	0	0	0	N/A		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	12	0	0	0	0	0	0	0
MI007	5 Westcote Road	0	0	0	0	0	0	0	0	0	N/A		0.97	0	Yes	Resi new build urban	81	0	79	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	Based on application, permitted subject to s106 for development for 8 dwellings	Manually calculated	7	0	0	0	0	0	0	0
MI008	Government Offices, Coley Park, Wensley Road	71	0	0	0	0	0	0	0	0	N/A		1.89	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	71	0	0	0	0	0	0	0
MI009	Webb's Close, Berkeley Avenue	0	0	0	0	0	0	0	0	0	N/A		0.19	0	Yes	Resi new build suburban	46	0	9	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	4	0	0	0	0	0	0	0
MI010	Pulleyn Park, Rose Kiln Lane	0	0	0	0	0	0	0	0	0	N/A		1.29	3327	Yes	Resi new build urban	81	0	104	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4231	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	104	0	-530	0	0	0	0	-2797
MI011	31 Bath Road	0	0	0	0	0	0	0	0	0	N/A		0.094	0	Yes	Resi new build urban	81	0	8	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	7	0	0	0	0	0	0	0
MI012	4 Berkeley Avenue	0	0	0	0	0	0	0	0	0	N/A		0.055	128	Yes	Resi new build urban	81	0	4	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	4	0	0	0	0	0	0	-128
MI013	Kilnbrook House, Cadogan House and Rose Kiln Lane Court	0	0	0	0	0	0	0	0	0	N/A		1.07	5470	Yes	Resi new build urban	81	0	87	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	7287	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	87	-5470	0	0	0	0	0	0
MI014	Car dealerships, Rose Kiln Lane	0	0	0	0	0	0	0	0	0	N/A		1.17	4901	Yes	Resi new build urban	81	0	95	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	3838	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	95	0	0	0	0	0	0	-4901
MI015	25-29 Rose Kiln Lane	0	0	0	0	0	0	0	0	0	N/A		3.07	8934	Yes	Resi new build urban	81	0	249	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	10070	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	249	0	-4937	0	0	0	0	-3997
MI016	8-12 Rose Kiln Lane	0	0	0	0	0	0	0	0	0	N/A		1.79	4311	Yes	Resi new build urban	81	0	145	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	5871	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	145	0	-1491	0	-2820	0	0	0
MI017	Land west of A33 and south of Berkeley Avenue	0	0	0	0	0	0	0	0	0	N/A		0.41	1950	Yes	Resi new build urban	81	0	33	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	1345	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	33	0	-1950	0	0	0	0	0
MI018	Yeomanry House, Castle Hill	0	0	0	0	0	0	0	0	0	N/A		0.44	684	Yes	Conversion to residential	0	57	12	0	0	0	0	0	0	0	Resi new build urban	81	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	12	-684	0	0	0	0	0	0
NO001	Dee Park (exluding 103 Dee Rd)	98	0	0	0	0	0	0	4250	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	98	0	0	0	0	0	4250	0
NO002	The Meadway Centre, Honey End Lane	0	0	0	0	3908	0	0	0	0	N/A		2.99	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	3908	0	0	0	0
NO003	16c Upton Road	0	0	0	0	0	0	0	0	0	N/A		0.16	0	Yes	Resi new build suburban	46	0	7	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	525	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book other	0	0	525	0	0	0	0	0
NO004	2, 4, 6 Water Road and 158 Dee Road	0	0	0	0	0	0	0	0	0	N/A		0.21	0	Yes	Resi new build suburban	46	0	10	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	6	0	0	0	0	0	0	0
NO005	St Georges Hall, St Georges Road	12	0	0	0	0	0	0	-118	0	No		0.31	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	12	0	0	0	0	0	-118	0
NO006	15 St Georges Road	0	0	0	0	0	0	0	0	0	N/A		0.097	199	Yes	Resi new build urban	81	0	8	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	8	0	-199	0	0	0	0	0
NO007	Sterling Way Industrial Estate	0	0	0	0	0	0	0	0	0	N/A		1.55	6760	Yes	Resi new build urban	81	0	126	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	5084	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	126	0	-6760	0	0	0	0	0
NO008	Upton Road Industrial Estate	0	0	0	0	0	0	0	0	0	N/A		2.17	9472	Yes	Resi new build urban	81	0	176	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	7118	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	176	0	-9472	0	0	0	0	0
NO009	103 Dee Road	0	0	0	0	0	0	0	0	0	N/A		0.85	2176	Yes	Resi new build urban	81	0	69	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	5993	0	42	0	0	0	0	0	0	0	From lapsed planning permission for 42 dwellings	Manually calculated	42	0	0	0	0	0	-2176	0
PA001	261-275 London Road	0	0	0	0	0	0	0	0	0	N/A		0.16	635	Yes	Resi new build urban	81	0	13	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	13	0	0	400	0	0	0	0	Using 50% footprint ratio and building up to three storeys given surrounding heights. 50% of GF is retail, all remaining floorspace resi. Divide by 150 for a non TC site to get number of units.	Manually calculated	13	0	0	400	0	0	0	-635
PA003	Land at Green Road	0	0	0	0	0	0	0	0	0	N/A		0.44	0	Yes	Resi new build urban	81	0	36	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	3102	0	0	0	0	0	0	0	0	0		From pattern book residential	36	0	0	0	0	0	0	0
PA004	Arthur Hill Swimming Pool, 221-225 Kings Road	0	0	0	0	0	0	0	0	0	N/A		0.11	684	Yes	Conversion to residential	0	57	12	0	0	0	0	0	0	0	Resi new build urban	81	0	9	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	Assume conversion of frontage building to 2 flats and development of remainder (0.078 ha) at urban density (74 dph)	From pattern book residential	12	0	0	0	-684	0	0	0
PA005	Palmer Park Car Park	0	0	0	0	0	0	0	0	0	N/A		0.72	0	No	Bespoke - enter manually	0	0	0	0	0	0	0	0	0	0	Bespoke - enter manually	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	0	Estimated size of a 6 lane 25m pool	Manually calculated	0	0	0	0	1000	0	0	0
PA006	Alexander House, Kings Road	0	0	0	0	0	0	0	0	0	N/A		0.16	2041	Yes	Resi new build town centre fringe	200	0	32	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	56	0	0	0	0	0	0	0		Manually calculated	56	-2041	0	0	0	0	0	0
PA007	131 Wokingham Road	0	0	0	0	0	0	0	0	0	N/A		0.15	216	Yes	Resi new build urban	81	0	12	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	10	0	0	450	0	0	0	0	Assume 33% plot ratio, with 3 storeys. GF = retail, upper floors resi (divide by 100 to get no of flats)	Manually calculated	10	0	0	450	0	0	0	-216
PA008	Hamilton Centre, Bulmershe Road	0	0	0	0	0	0	0	0	0	N/A		0.35	1744	Yes	Resi new build suburban	46	0	16	0	0	0	0	0	0	0	Resi new build urban	81	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	16	0	0	0	0	0	-1744	0
PE001	Land at Lowfield Road	0	0	0	0	0	0	0	0	0	N/A		0.93	0	Yes	Resi new build suburban	46	0	43	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	43	0	0	0	0	0	0	0
PE002	Part of Reading Golf Course, Kidmore End Road	0	0	0	0	0	0	0	0	0	N/A		3.75	629	Yes	Resi new build suburban	46	0	173	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	157	0	0	0	629	0	0	0	Assume same land take (0.33 ha) and floorspace (629) for new clubhouse as existing, remainder for residential at suburban (42 dph) density.	Manually calculated	155	0	0	0	0	0	0	0
PE003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	0	0	0	0	0	0	0	0	0	N/A		0.87	0	Yes	Resi new build suburban	46	0	40	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	40	0	0	0	0	0	0	0
PE004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	0	0	0	0	0	0	0	0	0	N/A		0.37	0	Yes	Resi new build suburban	46	0	17	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	17	0	0	0	0	0	0	0
PE005	199-219 Henley Road	0	0	0	0	0	0	0	0	0	N/A		1.51	0	Yes	Resi new build suburban	46	0	69	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	59	0	0	0	0	0	0	0
PE006	241-251 Henley Road	0	0	0	0	0	0	0	0	0	N/A		0.79	0	Yes	Resi new build suburban	46	0	36	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	30	0	0	0	0	0	0	0
PE007	Rear of 9 Chalgrove Way, Emmer Green	0	0	0	0	0	0	0	0	0	N/A		0.22	0	Yes	Resi new build suburban	46	0	10	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	10	0	0	0	0	0	0	0
PE008	58 Crawshay Drive, Emmer Green	0	0	0	0	0	0	0	0	0	N/A		0.21	0	Yes	Resi new build suburban	46	0	10	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	9	0	0	0	0	0	0	0
PE009	Caversham Park	0	0	0	0	0	0	0	0	0	N/A		38.28	10994	No	Conversion to residential	0	57	193	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	Conversion of house (11,000 sq m) to resi (divide by 100), removal of existing buildings	Manually calculated	40	0	0	0	0	0	0	-12771
RE001	Royal Berkshire Hospital, London Road	0	0	0	0	0	0	0	11997	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	0	0	11997	0
RE002	Wells Hall, Upper Redlands Road	17	0	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	17	0	0	0	0	0	0	0
RE005	1a Upper Redlands Road	10	0	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	10	0	0	0	0	0	0	0
RE006	University of Reading, London Road	53	0	0	0	0	0	0	0	-4437	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	53	0	0	0	0	0	0	-4437
RE007	79 London Road and 34 Eldon Terrace	6	0	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	6	0	0	0	0	0	0	0
RE008	252 Kings Road	0	32	-3582	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	32	-3582	0	0	0	0	0	0
RE009	Land adjacent to 17 Craven Road	0	0	0	0	0	0	0	0	0	N/A		0.27	0	Yes	Resi new build urban	81	0	22	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	1904	0	0	0	0	0	0	0	1248	0	From planning application for new medical centre, resolved to grant Apr 16	Manually calculated	0	0	0	0	0	0	1248	0
RE010	3-29 Newcastle Road	0	0	0	0	0	0	0	0	0	N/A		0.47	0	Yes	Resi new build urban	81	0	38	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	36	0	0	0	0	0	0	0
RE011	46 Redlands Road	0	0	0	0	0	0	0	0	0	N/A		0.24	354	Yes	Resi new build urban	81	0	19	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	From lapsed planning permission for development for 10 dwellings	Manually calculated	10	0	0	0	0	-354	0	0
RE012	78-86 London Road	0	0	0	0	0	0	0	0	0	N/A		0.28	1080	Yes	Conversion to residential	0	57	19	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	2580	0	0	From lapsed planning permission for conversion to 10 flats	Manually calculated	8	0	0	0	0	1500	0	0
RE013	Warwick House, Warwick Road	0	0	0	0	0	0	0	0	0	N/A		0.15	0	Yes	Resi new build urban	81	0	12	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	Application for 10 flats permitted subject to S106	Manually calculated	10	0	0	0	0	0	0	0
RE014	Rear of 8-26 Redlands Road	0	0	0	0	0	0	0	0	0	N/A		0.74	0	Yes	Resi new build urban	81	0	60	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	55	0	0	0	0	0	0	0
RE015	Land adjacent to 40 Redlands Road	0	0	0	0	0	0	0	0	0	N/A		0.43	412	Yes	Resi new build urban	81	0	35	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	3032	0	0	0	0	0	0	0	0	0		From pattern book residential	35	0	0	0	0	0	-412	0
RE016	Dingley House, 3-5 Craven Road	0	0	0	0	0	0	0	0	0	N/A		0.33	1223	Yes	Conversion to residential	0	57	21	0	0	0	0	0	0	0	Resi new build urban	81	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	21	0	0	0	0	0	-1223	0
RE017	13-15 Craven Road	0	0	0	0	0	0	0	0	0	N/A		0.11	310	Yes	Conversion to residential	0	57	5	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	5	0	0	0	0	0	-310	0
RE018	Land rear of 8-14 Allcroft Road	0	0	0	0	0	0	0	0	0	N/A		0.23	0	Yes	Resi new build suburban	46	0	11	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	10	0	0	0	0	0	0	0
RE019	Aspen House, 300 Kings Road	0	0	0	0	0	0	0	0	0	N/A		0.29	2883	Yes	Conversion to residential	0	57	51	0	0	0	0	0	0	1	Resi new build urban	81	0	23	0	0	0	0	0	0	1	78	0	0	0	0	0	0	0	From prior approval granted May 2017	Manually calculated	78	-2883	0	0	0	0	0	0
SO001	Dellwood Hospital, Liebenrood Road	0	0	0	0	0	0	0	0	0	N/A		0.31	1246	Yes	Conversion to residential	0	57	22	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	2186	0	0	0	0	0	0	0	0	0		From pattern book residential	22	0	0	0	0	0	-1246	0
SO002	Elvian School, Bath Road	118	0	0	0	0	0	0	9000	0	N/A		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	118	0	0	0	0	0	5869	0
SO003	Alice Burrows Home, Dwyer Road	0	0	0	0	0	0	0	0	0	N/A		0.48	0	Yes	Resi new build suburban	46	0	22	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	22	0	0	0	0	0	0	0
SO004	EXCLUDED SITE																																																								
SO005	Garages r/o 4-10 Frilsham Road	0	0	0	0	0	0	0	0	0	N/A		0.149	0	Yes	Resi new build suburban	46	0	7	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	7	0	0	0	0	0	0	0
SO006	72 Bath Road	0	0	0	0	0	-98	504	0	-406	Yes		0.9	0	Yes	Resi new build suburban	46	0	41	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	13	0	0	0	-98	0	0	-406	Application for changing parts of site to hotel use permitted since Apr 16. Subsequent application to change serviced apartments to 13 flats permitted July 2017	Manually calculated	13	0	0	0	-98	0	0	-406
SO007	37 Circuit Lane	0	0	0	0	0	0	0	0	0	N/A		0.21	0	Yes	Resi new build suburban	46	0	10	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	9	0	0	0	0	0	0	0
SO008	Amethyst Lane	0	0	0	0	0	0	0	0	0	N/A		0.57	1720	Yes	Resi new build urban	81	0	46	0	0	0	0	0	0	0	Resi new build suburban	46	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	46	0	0	0	0	0	-1720	0
TH001	Highdown School, Surley Row	0	0	0	0	0	0	0	1200	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	0	0	1200	0
TH003	Land adjacent to 54 Highdown Hill Road, Emmer Green	0	0	0	0	0	0	0	0	0	N/A		0.61	0	Yes	Resi new build suburban	46	0	28	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	28	0	0	0	0	0	0	0
TH004	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	0	0	0	0	0	0	0	0	0	N/A		0.33	0	Yes	Resi new build suburban	46	0	15	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	15	0	0	0	0	0	0	0
TH005	153 Hemdean Road	0	0	0	0	0	0	0	0	0	N/A		0.19	0	Yes	Resi new build suburban	46	0	9	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	8	0	0	0	0	0	0	0
TH006	142 Kidmore Road, Caversham	0	0	0	0	0	0	0	0	0	N/A		0.21	0	Yes	Resi new build suburban	46	0	10	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	9	0	0	0	0	0	0	0
TH007	The Arthur Clark Home, Dovedale Close	0	43	0	0	0	0	0	0	0	N/A		0.48	0	No	Resi new build suburban	46	0	22	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	43	0	0	0	0	0	0	0
TI001	Park Lane Primary School, The Laurels and Downing Road	0	0	0	0	0	0	0	0	0	N/A		3.36	3912	No	Resi new build suburban	46	0	155	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	23688	0	75	0	0	0	0	0	3912	0	Assumed that community/school floorspace remains constant. Suburban densities assumed for remaining 3 parts of site (totalling 1.63 ha) at 42 dph	Manually calculated	75	0	0	0	0	0	0	0
TI003	Land at Conwy Close/Meadway Comprehensive School	57	0	0	0	0	0	0	0	0	N/A		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	57	0	0	0	0	0	0	0
TI004	3-19 The Triangle, Tilehurst	0	0	0	0	0	0	0	0	0	N/A		0.52	2380	Yes	Resi new build suburban	46	0	24	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	2622	0	0	0	0	From lapsed permission for retail extension	Manually calculated	0	0	0	242	0	0	0	0
WH001	Worton Grange	175	0	0	2452	6260	0	4134	0	2510	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	175	0	2452	6260	0	4134	0	2510
WH002	Part of former Berkshire Brewery Site	0	0	33910	0	0	0	0	0	0	Yes	Office development has been dormant for many years	3.7	0	No	Resi new build urban	81	0	300	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	12136	0	0	0	0	0	0	0	0	0	0	0	0	0	Lapsed permission demonstrates little market for new office, so based on industrial use	From pattern book other	0	0	12136	0	0	0	0	0
WH003	Land north of Manor Farm Road	0	0	1400	1150	0	-805	0	0	0	Yes	Whole site to be redeveloped	12.48	51889	Yes	Resi new build suburban	46	0	574	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	40934	0	0	0	0	0	855	0	1310	0	0	0	2500	0	Once 350 BR has been removed, along with the Micro Centre (needs to be replaced) and Gillette Way (development is likely to come forward on different sides of the road at different times, so road will remain), 11.55 ha remain. Removal of approx 1 ha for primary school and addition of 2500 sq m D2 (based oN recent Hodsoll Rd devt). Development of remainder at urban densities results in 855 dwellings	Manually calculated	855	-19900	-27438	0	-3241	0	2500	0
WH004	Little Chef, Basingstoke Road	0	0	0	0	0	0	0	0	148	Yes	Permission is underway, but it is a temporary permission to 2020 to allow residential development	0.31	0	No	Resi new build urban	81	0	25	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	25	0	0	0	0	0	0	0
WH005	400 Longwater Avenue	0	0	27207	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	27207	0	0	0	0	0	0
WH006	Plot 8, 600 South Oak Way	0	0	20430	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	20430	0	0	0	0	0	0
WH007	Land west of A33 and north of Island Road	0	0	0	24200	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	24200	0	0	0	0	0
WH008	Green Park Village, Longwater Avenue	760	0	16000	0	684	0	0	190	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	760	16000	0	684	0	0	190	0
WH009	Plot 17, 500-600 Longwater Avenue	0	0	22540	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	22540	0	0	0	0	0	0
WH010	Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works	0	0	79425	0	0	0	0	0	0	Yes	Office development not expected to occur	9.7	0	Yes	Resi new build urban	81	0	786	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	31816	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book other	0	0	31816	0	0	0	0	0
WH011	Foudry Place and 22 Commercial Road	0	0	2295	0	0	0	1400	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	2295	0	0	0	1400	0	0
WH012	Madejski Stadium, Royal Way	0	0	0	0	0	28442	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	28442	0	0	0
WH013	Worton Drive	0	0	0	3038	0	0	0	0	1201	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	3038	0	0	0	0	1201
WH014	Land west of Longwater Avenue	0	0	0	0	0	0	0	0	6106	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	0	0	0	6106
WH015	177 Basingstoke Road	0	9	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	9	0	0	0	0	0	0	0
WH016	Kennet Island Phase 3, Manor Farm Road	272	0	0	0	0	0	0	0	0	No		0	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	272	0	0	0	0	0	0	0
WH017	Land south of Island Road at Smallmead	0	0	0	0	0	0	0	0	0	N/A		26	0	Yes	Resi new build suburban	46	0	1196	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	85280	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book other	0	0	85280	0	0	0	0	0
WH018	Land at the Madejski Stadium	0	0	0	0	0	0	0	0	0	N/A		19	2796	No	Resi new build urban	81	0	1539	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	618	1972	0	1928	25831	23605	0	17300	Figures taken from Royal Elm Park planning application. Full element is for all non-res floorspace plus 196 dwellings. Up to 422 dwellings permitted in outline subject to S106.	Manually calculated	618	1972	0	1928	23035	23605	0	17300
WH019	Lancaster Jaguar, Bennet Road, Reading	0	0	0	0	0	0	0	0	3078	N/A		1.93	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Not applicable	0	0	0	0	0	0	0	3078
WH020	Land adjacent to Smallmead MRF, Island Road	0	0	0	0	0	0	0	0	0	N/A		2.34	0	Yes	Resi new build suburban	46	0	108	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	7675	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book other	0	0	7675	0	0	0	0	0
WH021	St Paul's Church and Hall	0	0	0	0	0	0	0	0	0	N/A		0.22	293	Yes	Resi new build suburban	46	0	10	0	0	0	0	0	0	0	Community development	7050	0	0	0	0	0	0	0	1551	0	5	0	0	0	0	0	776	0	Assume half the site for community, and apply community multiplier (7050). Remainder of the site at resi new build suburban density (42 dph)	Manually calculated	5	0	0	0	0	0	483	0
WH022	Land south of the M4	0	0	0	0	0	0	0	0	0	N/A		3.84	0	Yes	Resi new build suburban	46	0	177	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	177	0	0	0	0	0	0	0
WH023	448-452 Basingstoke Road	0	0	0	0	0	0	0	0	0	N/A		7.6	36126	Yes	Resi new build urban	81	0	616	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	24928	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	616	0	-36126	0	0	0	0	0
WH024	472 Basingstoke Road, Transcental and Bennet Court, Bennet Road	0	0	0	0	0	0	0	0	0	N/A		2.55	10942	Yes	Resi new build urban	81	0	207	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	8364	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	207	-5796	-5146	0	0	0	0	0
WH025	14 Bennet Road	0	0	0	0	0	0	0	0	0	N/A		0.66	2006	Yes	Resi new build urban	81	0	53	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2165	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	53	0	-2006	0	0	0	0	0
WH026	20-40 Bennet Road	0	0	0	0	0	0	0	0	0	N/A		3.03	8606	Yes	Resi new build urban	81	0	245	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	9938	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	245	0	-8606	0	0	0	0	0
WH027	Darwin Close and 9-21 Bennet Road	0	0	0	0	0	0	0	0	0	N/A		4.3	16607	Yes	Resi new build urban	81	0	348	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	14104	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	348	-4730	-11807	0	0	0	0	-70
WH028	Smallmead Road	0	0	0	0	0	0	0	0	0	N/A		1.33	4696	Yes	Resi new build urban	81	0	108	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4362	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	108	0	-4696	0	0	0	0	0
WH029	Commercial Road East	0	0	0	0	0	0	0	0	0	N/A		3.17	14067	Yes	Resi new build urban	81	0	257	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	10398	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	257	0	-14067	0	0	0	0	0
WH030	464-468 Basingstoke Road	0	0	0	0	0	0	0	0	0	N/A		2.2	6206	Yes	Resi new build urban	81	0	178	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	7216	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	178	0	-6206	0	0	0	0	0
WH031	Acre Business Park	0	0	0	0	0	0	0	0	0	N/A		0.7	3235	Yes	Resi new build urban	81	0	57	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2296	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	57	0	-3235	0	0	0	0	0
WH032	478 Basingstoke Road	0	0	0	0	0	0	0	0	0	N/A		1.32	4621	Yes	Resi new build urban	81	0	107	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4330	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	107	0	-4621	0	0	0	0	0
WH033	1-4 Acre Road	0	0	0	0	0	0	0	0	0	N/A		4.6	21606	Yes	Resi new build urban	81	0	373	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	15088	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	373	0	-21606	0	0	0	0	0
WH034	Arena Business Park, Acre Road	0	0	0	0	0	0	0	0	0	N/A		2.45	12420	Yes	Resi new build urban	81	0	198	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	8036	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	198	0	-12420	0	0	0	0	0
WH035	Mayfield Trading Estate, Acre Road	0	0	0	0	0	0	0	0	0	N/A		1.29	3150	Yes	Resi new build urban	81	0	104	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4231	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	104	0	-3150	0	0	0	0	0
WH036	Office buildings, Worton Drive and Imperial Way	0	0	0	0	0	0	0	0	0	N/A		3.98	23500	Yes	Resi new build urban	81	0	322	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	27104	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	322	-23500	0	0	0	0	0	0
WH037	Worton Drive industrial sites	0	0	0	0	0	0	0	0	0	N/A		10.28	45258	Yes	Resi new build urban	81	0	833	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	33718	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	833	0	-45258	0	0	0	0	0
WH038	SEGRO Industrial site, Imperial Way	0	0	0	0	0	0	0	0	0	N/A		1.46	3373	Yes	Resi new build urban	81	0	118	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	4789	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	118	0	-3373	0	0	0	0	0
WH039	Tesco Distribution Centre, Imperial Way	0	0	0	0	0	0	0	0	0	N/A		19.48	87128	Yes	Resi new build suburban	46	0	896	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	63894	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	896	0	-87128	0	0	0	0	0
WH040	Reading International Business Park	0	0	0	0	0	0	0	0	0	N/A		7.67	38297	Yes	Resi new build suburban	46	0	353	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	52233	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	353	-36710	0	-973	0	0	-614	0
WH041	100-350 Longwater Avenue	0	0	0	0	0	0	0	0	0	N/A		9.84	44683	Yes	Resi new build suburban	46	0	453	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	67010	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	453	-44683	0	0	0	0	0	0
WH042	100-400 Brook Drive	0	0	0	0	0	0	0	0	0	N/A		9.2	39368	Yes	Resi new build suburban	46	0	423	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	62652	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	423	-39368	0	0	0	0	0	0
WH043	450-500 Brook Drive	0	0	0	0	0	0	0	0	0	N/A		2.54	14995	Yes	Resi new build suburban	46	0	117	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	17297	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	117	-14995	0	0	0	0	0	0

WH044	550 South Oak Way	0	0	0	0	0	0	0	0	0	N/A		1.02	4540	Yes	Resi new build suburban	46	0	47	0	0	0	0	0	0	0	Office new build out of town	6810	0	0	6946	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	47	-4540	0	0	0	0	0	0
WH045	16-18 Bennet Road	0	0	0	0	0	0	0	0	0	N/A		0.74	1972	Yes	Resi new build urban	81	0	60	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	2427	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book other	0	-576	2427	0	0	0	0	-1396
WH046	Land north of Island Road	0	0	0	0	0	0	0	0	0	N/A		1.81	0	Yes	Resi new build suburban	46	0	83	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	5937	0	0	0	0	0	0	0	11067	0	0	0	0	0	From planning application with resolution to grant September 2017	Manually calculated	0	0	11067	0	0	0	0	0
WH047	Land south of Smallmead MRF and north of Longwater Avenue	0	0	0	0	0	0	0	0	0	N/A		3.79	0	Yes	Resi new build suburban	46	0	174	0	0	0	0	0	0	0	Ind/whsg development	3280	0	0	0	12431	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book other	0	0	12431	0	0	0	0	0
WH048	Unit 4 Brunel Retail Park	0	0	0	0	0	0	0	0	0	N/A		0.23	0	No	Not applicable	0	0	0	0	0	0	0	0	0	0	Not applicable	0	0	0	0	0	0	0	0	0	0	0	0	0	1053	0	0	0	0	From application permitted June 2017	Manually calculated	0	0	0	1053	0	0	0	0
XX001	Confidential Site 1	0	0	0	0	0	0	0	0	0	N/A		0.51	0	Yes	Resi new build suburban	46	0	23	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	23	0	0	0	0	0	0	0
XX002	Confidential Site 2	0	0	0	0	0	0	0	0	0	N/A		0.34	0	Yes	Resi new build suburban	46	0	16	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	16	0	0	0	0	0	0	0
XX003	Confidential Site 3	0	0	0	0	0	0	0	0	0	N/A		0.19	0	Yes	Resi new build urban	81	0	15	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	13	0	0	0	0	0	0	0
XX004	Confidential Site 4	0	0	0	0	0	0	0	0	0	N/A		0.12	332	Yes	Resi new build urban	81	0	10	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	10	0	0	-332	0	0	0	0
XX005	Confidential Site 5	0	0	0	0	0	0	0	0	0	N/A		0.032	452	Yes	Conversion to residential	0	57	8	0	0	0	0	0	0	0	Resi new build town centre	#N/A	0	#N/A	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	From pre-application enquiry	Manually calculated	7	-452	0	0	0	0	0	0
XX006	Confidential Site 6	0	0	0	0	0	0	0	0	0	N/A		0.69	806	Yes	Resi new build suburban	46	0	32	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	32	0	0	0	0	0	0	-806
XX007	Confidential Site 7	0	0	0	0	0	0	0	0	0	N/A		1.35	2061	Yes	Resi new build urban	81	0	109	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3761	0	From pre-application enquiry	Manually calculated	0	0	0	0	0	0	1700	0
XX008	Confidential Site 8	0	0	0	0	0	0	0	0	0	N/A		0.091	0	Yes	Resi new build urban	81	0	7	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	7	0	0	0	0	0	0	0
XX009	Confidential Site 9	0	0	0	0	0	0	0	0	0	N/A		0.26	0	Yes	Resi new build suburban	46	0	12	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	12	0	0	0	0	0	0	0
XX010	Confidential Site 10	0	0	0	0	0	0	0	0	0	N/A		0.13	656	Yes	Resi new build urban	81	0	11	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	11	-656	0	0	0	0	0	0
XX011	Confidential Site 11	0	0	0	0	0	0	0	0	0	N/A		0.34	0	Yes	Resi new build suburban	46	0	16	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	16	0	0	0	0	0	0	0
XX012	Confidential Site 12	0	0	0	0	0	0	0	0	0	N/A		0.2	511	Yes	Resi new build suburban	46	0	9	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	706	0	From pre-application enquiry	Manually calculated	0	0	0	0	0	0	195	0
XX013	Confidential Site 13	0	0	0	0	0	0	0	0	0	N/A		0.09	0	Yes	Resi new build urban	81	0	7	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	7	0	0	0	0	0	0	0
XX014	Confidential Site 14	0	0	0	0	0	0	0	0	0	N/A		0.15	0	Yes	Resi new build suburban	46	0	7	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	6	0	0	0	0	0	0	0
XX015	Confidential Site 15	0	0	0	0	0	0	0	0	0	N/A		0.12	392	Yes	Resi new build urban	81	0	10	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		From pattern book residential	10	0	-69	-323	0	0	0	0
XX016	Confidential Area Regen 1	0	0	0	0	0	0	0	0	0	N/A		9.9	339	Yes	Resi new build urban	81	0	802	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	573	0	0	0	0	0	339	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc. (NB - redevelopment of much of the older accommodation would lead to loss of residential)	Manually calculated	58	0	0	0	0	0	0	0
XX017	Confidential Area Regen 2	0	0	0	0	0	0	0	0	0	N/A		4.88	342	No	Resi new build urban	81	0	395	0	0	0	0	0	0	0	Resi new build town centre fringe	#N/A	0	#N/A	0	0	0	0	0	0	0	378	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	36	0	0	-342	0	0	0	0
XX018	Confidential Area Regen 3	0	0	0	0	0	0	0	0	0	N/A		2.05	0	Yes	Resi new build suburban	46	0	94	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	105	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	28	0	0	0	0	0	0	0
XX019	Confidential Area Regen 4	0	0	0	0	0	0	0	0	0	N/A		46.35	5545	Yes	Resi new build suburban	46	0	2132	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	1759	0	0	846	0	0	4699	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc. (NB - redevelopment of much of the older flats would lead to loss of residential)	Manually calculated	464	0	0	0	0	0	0	0
XX020	Confidential Area Regen 5	0	0	0	0	0	0	0	0	0	N/A		7.36	0	Yes	Resi new build suburban	46	0	339	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	266	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	16	0	0	0	0	0	0	0
XX021	Confidential Area Regen 6	0	0	0	0	0	0	0	0	0	N/A		2.96	0	Yes	Resi new build suburban	46	0	136	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	98	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	26	0	0	0	0	0	0	0
XX022	Confidential Area Regen 7	0	0	0	0	0	0	0	0	0	N/A		18.68	1241	Yes	Resi new build suburban	46	0	859	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	605	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	79	0	0	0	0	0	-1241	0
XX023	Confidential Area Regen 8	0	0	0	0	0	0	0	0	0	N/A		16.2	1362	Yes	Resi new build urban	81	0	1312	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	621	0	0	0	0	0	1362	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	197	0	0	0	0	0	0	0
XX024	Confidential Area Regen 9	0	0	0	0	0	0	0	0	0	N/A		6.36	0	Yes	Resi new build suburban	46	0	293	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	200	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	44	0	0	0	0	0	0	0
XX025	Confidential Area Regen 10	0	0	0	0	0	0	0	0	0	N/A		8.51	0	Yes	Resi new build suburban	46	0	391	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	272	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	6	0	0	0	0	0	0	0
XX026	Confidential Area Regen 11	0	0	0	0	0	0	0	0	0	N/A		2.88	0	Yes	Resi new build suburban	46	0	132	0	0	0	0	0	0	0		#N/A	0	0	0	0	0	0	0	0	0	119	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	6	0	0	0	0	0	0	0
XX027	Confidential Area Regen 12	0	0	0	0	0	0	0	0	0	N/A		11.76	133	Yes	Resi new build urban	81	0	953	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	456	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc	Manually calculated	59	0	0	0	0	0	-133	0
XX028	Confidential Area Regen 13	0	0	0	0	0	0	0	0	0	N/A		14.59	305	Yes	Resi new build suburban	46	0	671	0	0	0	0	0	0	0	Not applicable	#N/A	0	0	0	0	0	0	0	0	0	468	0	0	0	0	0	0	0	From a detailed analysis of where the opportunities within the area for additional housing are - gardens, verges, open areas, unused land etc. (NB - redevelopment of much of the older accommodation would lead to loss of residential)	Manually calculated	57	0	0	-305	0	0	0	0

STAGE 2B: ASSESSING SUITABILITY







STAGE 2C: ASSESSING AVAILABILITY

STAGE 2(C): ASSESSING AVAILABILITY

Site Code	Site Title	Landowner(s) or applicant	Number of significant ownerships	Contacted	Responded to contact?	Landowner intention	Legal issues?	Description of legal issues	Existing uses requiring relocation?	Potential development timescale	Comments	AVAILABLE FOR DEVELOPMENT?	COMMENTS	Changes to development potential to reflect availability									Development potential of available sites							
														Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)	Reason	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB001	Friar Street and Station Road	Private landowners	5	29-35 SR E-mail 19/10/16; 17-27 SR letter sent 20/10/16; 1a MP letter sent 20/10/16; 30-39 FS e-mail sent 21/10/16	Yes	30-39 FS - available in short term, all land assembled; 1a MP will be available within 5 years. Only 17-27 SR not responded.	No		1a Merchants Place requires relocation, but alternative expected to be identified within 12 months	Short-term		Available	Part of development already underway. Most of remainder has been confirmed to be available. Only 17-27 Station Road not confirmed, so this is considered potentially available.	0	0	0	0	0	0	0	0		245	-3516	0	0	0	0	0	0
AB002	Friars Walk and Greyfriars Road (reduced site)	Private landowners	2	20 GR letter sent 20/10/16; FS e-mail 21/10/16	No	Previous indications that 60-55 Friar Street will potentially become available during plan period.	Not known		None	Longer term		Potentially available		0	0	0	0	0	0	0	0		96	-5076	0	-1393	0	0	0	0
AB003	Station Hill (wider site)	Private landowners	1	E-mail 19/10/16	Yes	Intention to develop. Site will be available within 5 years.	No		None	By 2021		Available		0	0	0	0	0	0	0	0		475	122200	0	13500	2200	0	0	800
AB004	North of the Station	Private landowners	3	Sorting office E-mail 19/10/16; CP & SSP e-mail 21/10/16	No	Previous discussions indicate that a development is actively being pursued on sorting office, station retail park is likely a longer term opportunity and the car park will likely remain unavailable for plan period	Not known		If car park were lost it, this would require reprovision	Across plan period		Potentially available		-181	-17044	0	-3099	0	0	0	31760	Retention of the car park reduces development potential	634	63181	0	1768	500	10000	0	-10277
AB005	Riverside	Private landowners	1	Letter sent 20/10/16	No	Previous discussions held during RCAAP indicate possibility of site becoming available. SSE are to move to new office under construction at Forbury Rd.	Not known		Electricity sub station needs relocation	Estimated within 10 years		Potentially available		0	0	0	0	0	0	0	0		255	-4029	0	0	1286	0	0	0
AB006	Napier Road Junction	Private landowners	1	E-mail 21/10/16	No	Landowner is pursuing development proposals for the site.	No		None - BMW garage already relocated to Kennet Island. Temporary car park use at the moment awaiting development.	Approximately 4-5 years		Available		0	0	0	0	0	0	0	0		315	0	0	0	0	0	0	-1383
AB007	Napier Court	Private landowners	1	Letter sent 20/10/16	No	Previous nominations for development. Considered to be potentially available	Not known		None	Estimated within 5-10 years		Potentially available		0	0	0	0	0	0	0	0		192	-5326	0	0	0	0	0	0
AB008	Cattle Market	Reading Borough Council	1	Meeting 25/11/16	Yes	Intention is to develop or dispose of the site.	Yes	There is a legal obligation under the Berkshire Act to reprovide a site for a cattle market. This issue is being examined.	Cattle market - see legal issues	Likely to be later in plan period		Potentially available		0	0	0	0	0	0	0	0		450	0	0	10578	0	0	0	-5303
AB009	Great Knollys Street and Weldale Street	Private landowners	5	21 CR E-mail 19/10/16; 45 CR e-mail 21/10/16; Iceland etc e-mail 21/10/16	Mixed	Iceland/Wickes - available and progressing planning discussions; 45 CR - availability depends on surrounding sites. 21 Caversham Rd demolished and ready to start and 14 Weldale Street under construction	Not known		Small business units would require relocation, but the manual calculation assumes these are left.	Estimated within 10 years		Available	Most of site available now, small elements may become available at later date.	0	0	0	0	0	0	0	0		354	-133	-787	-4318	0	0	0	0
AB010	Chatham Street	Reading Borough Council	1	Meeting 25/11/16	Yes	Site could potentially be available for development if achievable	Yes	Legal issues with highway changes	None	Not known		Potentially available		0	0	0	0	0	0	0	0		263	0	0	0	0	0	0	0
AB011	Broad Street Mall	Private landowners	1	E-mail 21/10/16	No	Known interest in long-term development	Yes	Possible issues with leases	None	Estimate 10 years		Available		0	0	0	0	0	0	0	0		250	-2658	0	0	0	0	0	0
AB012	Hosier Street	Reading Borough Council, Public Landowners, Private	3	Meeting 25/11/16	Yes	Civic offices now demolished. Discussions indicate police station likely to become available. No indication that magistrate's court will become available (already excluded from development potential).	No		Electricity sub station needs relocation or needs to be worked around. Police station move is dependent on relocation.	Estimated to be developed within 2-10 years		Available		0	0	0	0	0	0	0	0		683	-16000	0	4936	0	0	0	-9886
AB013	Reading Prison	Public landowner	1	E-mail 21/10/16	Yes	Prison is vacant and available now - landowner intends to sell to a developer.	No		None	Not known	Depends on site investigation work required	Available		0	0	0	0	0	0	0	0		80	0	0	0	917	0	0	-10000
AB014	Forbury Retail Park	Private landowners	3	E-mails 21/10/16	Mixed	Homebase & Toys R Us - ongoing pre-app, site is considered to be likely to be available in the next few years. Phase 2 - no immediate plans to develop, but site will potentially become available later in plan period (2026-36). Phase 1 - landowners responded in Draft Local Plan and did not consider development likely in plan period.	Yes	Retail leases would need to expire or be altered	None	Within 10 years for Homebase & Toys R Us. 10-20 years for remainder	Only Homesbase/Toys R Us and Phase 2 likely in plan period.	Potentially available		-497	0	0	0	0	0	0	0		1153	0	0	0	0	0	0	0
AB015	Forbury Business Park and Kenavon Drive	Private landowners	1	E-mail 21/10/16	Yes	Site is available, landowner intends to sell to developer. Two buildings are currently vacant, northernmost building partially occupied, but can be relocated.	No		None	By 2021 (owner suggests 2018/19)	Landowner suggests site could be suitable for around 500 dwellings.	Available		0	0	0	0	0	0	0	0		156	0	-9439	-875	0	0	0	0
AB016	Gas Holder	Private landowners	1	E-mail 19/10/16	No	Gas holder is being decommissioned	Not known		None	Not known	Will become available in plan period, although specific timescales not certain.	Available		0	0	0	0	0	0	0	0		58	0	0	0	0	0	0	0
AB017	108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street	Private landowners	6	114 OR & 125 CR E-mail 19/10/16; Eaton Ct e-mail 21/10/16; 115 CS, 10 EP & Ambrose letter sent 26/10/16	Mixed	Eaton Ct - landowner intends to develop within 10 years. Two other parts of the site have outstanding planning permission. No contact from remainder.	Not known		Industrial use may require relocation.	Approximately 10 years		Potentially available		0	0	0	0	0	0	0	0		219	-6035	-2481	-553	0	0	-448	-1114
AB018	143-145 Oxford Road	Private landowners	1	E-mail 21/10/16	No	Recently converted to church, and church group own the site. Not responded to contact, and no reason to believe owners will look to sell or redevelop.	Not known		Church would be likely to require relocation.	N/A	No indications that site is likely to be available.	Not available		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB019	Former Reading Family Centre, North Street	Reading Borough Council	1	Meeting 25/11/16	Yes	In temporary education use, but will be on the market in 2017	No		None - uses are temporary	Within 5 years		Available		0	0	0	0	0	0	0	0		19	0	0	0	0	0	0	0
AB020	9-27 Greyfriars Road	Private landowners	1	No - recent refurb	N/A	A refurbishment for offices has just been completed (2016)	No		None	N/A		Not available	Given that a refurbishment for office use has just completed, it is not considered that the property is likely to be available.	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB021	2-8 The Forbury and 19-22 Market Place																						0	0	0	0	0	0	0	0
AB022	3-10 Market Place, Abbey Hall & Abbey Square	Private landowners	1	Letter sent 20/10/16	No	No contact from landowner, even at RCAAP allocation stage	Not known		None	Not known		Availability unknown		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB024	Reading Central Library, Abbey Square																						0	0	0	0	0	0	0	0
AB025	The Anchorage, 34 Bridge Street	Private landowners	1	No	N/A	Modern office building, no sign of vacancy, no likelihood of becoming available for development along lines of allocation.	No		None	N/A		Not available		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB026	The Oracle Extension, Bridge Street and Letcombe Street	Private landowners	1	E-mail 19/10/16	No	This allocation does not appear to be an active aspiration of the landowner at this point.	No		Would involve relocation of depot, and car park within the site	Not known		Availability unknown		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB027	Reading College, Kings Road																						0	0	0	0	0	0	0	0
AB028	Kings Meadow Pool, Kings Meadow Road	Reading Borough Council	1	No - already underway	N/A	Development under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0		0	0	0	0	560	0	0	0
AB029	Caversham Lock Island	Public landowners	1		N/A	Understood this is a long-term intention to develop	Not known		None	Long term if anything		Potentially available		0	0	0	0	0	0	0	0		-1	0	0	0	1000	0	0	-656
AB031	Energis House, Forbury Road	Private landowners	1	No - already underway	N/A	Development is under construction, one building now almost complete	No		None	By 2018		Available		0	0	0	0	0	0	0	0		0	20019	0	0	0	0	0	0
AB032	173-175 Friar Street	Private landowners	1	E-mail 21/10/16	Yes	Site is vacant and available now.	No	Need to re-position an arcade in agreement with Council	None	By 2020		Available		0	0	0	0	0	0	0	0		38	-1029	0	111	0	0	0	0
AB033	84 Watlington Street	Private landowners	1	No - already underway	N/A	Development is under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0		10	0	0	-300	0	0	0	0
AB034	Land West of Rivermead Car Park	Private landowners	1	Letter sent 20/10/16	Yes	Phone call 10 Nov. Intention to start to implement permission in December	No		None	By 2018		Available		0	0	0	0	0	0	0	0		0	0	0	425	0	0	0	0
AB036	60 Queens Road	Private landowners	1	No - recent refurb	N/A	A refurbishment for offices has just been completed (2016)	No		None	N/A		Not available	Given that a refurbishment for office use has just completed, it is not considered that the property is likely to be available.	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB039	Jacksons Corner, 1-9 Kings Road	Private landowners	1	E-mail 19/10/16	No	Recent permission and current application for a revised scheme, so considered to be available. Currently vacant.	No		None	By 2020		Available		0	0	0	0	0	0	0	0		29	0	0	-2061	0	0	0	0
AB041	Havell House, 62-66 Queens Road	Reading Borough Council	1	Not contacted	N/A	Recent prior approval granted, assumed intention is to develop	Not known		None	Assumed within timeframe of prior approval - by 2019-20		Available		0	0	0	0	0	0	0	0		13	-896	0	0	0	0	0	0
AB042	173-175 Kings Road	Private landowners	1	No - already underway	N/A	Development under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0		15	-1120	0	0	0	0	0	0
AB043	Kings Point, 120 Kings Road	Private landowners	1	No	N/A	Development under construction - piling and foundations at April 2017	No		None	By 2020	Assumed 3 years construction	Available		0	0	0	0	0	0	0	0		103	0	0	352	0	0	0	0
AB044	Kings Lodge, 194 Kings Road	Private landowners	1	No	No	Development underway.	No		None	By 2019		Available		0	0	0	0	0	0	0	0		18	-1043	0	0	0	0	0	0
AB048	120 Oxford Road	Private landowners	1	No - already underway	N/A	Development under construction	No		None	By 2017		Available		0	0	0	0	0	0	0	0		6	0	0	0	0	0	0	0
AB049	Princes House, 73a London Road	Private landowners	1	E-mail 19/10/16	No	Has prior approval, not known whether intention is to implement	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0		26	-2271	0	0	0	0	0	0
AB052	The Oracle Shopping Centre, Yield Hall Place	Private landowners	1	E-mail 19/10/16	No	Site is within control of applicant and theoretically available	No		None	Not known		Available		0	0	0	0	0	0	0	0		0	0	0	1223	0	0	0	0
AB053	27-32 Market Place	Private landowners	1	E-mail 21/10/16	Yes	Site is vacant and available now.	No	Need to re-position an arcade in agreement with Council	None	By 2020		Available		0	0	0	0	0	0	0	0		15	-306	0	-263	0	0	0	0
AB054	Primark, 32-42 West Street	Private landowners	1	E-mail 19/10/16	No	Pre-commencement conditions in the process of being discharged.	Not known		None - Primark has already relocated the retail operation.	1-2 years		Available	Under construction.	0	0	0	0	0	0	0	0		0	6867	0	-4305	0	0	0	-3283
AB055	Former Cox & Wyman site, Cardiff Road	Private landowners	1	E-mail 21/10/16	Yes	Intention to gain permission for residential. Not known whether owner would develop, or would sell to a developer. Available within 1-5 years (currently vacant)	No		None	Estimated by 2020		Available		0	0	0	0	0	0	0	0		89	0	-9850	0	0	0	0	0
AB056	Former Gas Works Building, Gas Works Road	Private landowners	1	E-mail 19/10/16	No	Permission recently secured on the site, and site is vacant.	Not known		None	Estimated within 5 years		Available		0	0	0	0	0	0	0	0		20	0	-536	0	0	0	0	0
AB057	Central Swimming Pool, Battle Street	Reading Borough Council	1	Meeting 25/11/16	Yes	Work to reprovide swimming pool is underway, which will enable site to be released, probably for residential	No		Yes - work to identify site underway	2-5 years for availability. Up to 10 years for development		Potentially available		0	0	0	0	0	0	0	0		97	0	0	0	-2620	0	0	0
AB058	78 Oxford Road																													
AB059	149-153 Oxford Road																													
AB060	38-40 Oxford Road & 3-7 Cheapside																													
AB061	17-23 Queen Victoria Street	Private landowners	1	E-mail 21/10/16	Yes	Owner intends to develop the site, will be available within next 5 years	No		None	By 2019		Available		0	0	0	0	0	0	0	0		13	-504	0	0	0	0	0	0
AB062	1-5 King Street	Private landowners	1	E-mail 21/10/16	No	Significant ongoing planning activity on site indicates availability for change of use	No		None	Not known		Potentially available		0	0	0	0	0	0	0	0		20	0	0	-1710	0	0	0	0
AB063	Manrose Manufacturing, Meadow Road	Private landowners	2	E-mail 21/10/17	No	No indication of likely availability for development	Not known		None	Not known		Availability unknown		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB064	159 Oxford Road																						0	0	0	0	0	0	0	0
AB065	Queens Arms PH, Great Knollys Street																						0	0	0	0	0	0	0	0
AB066	Elite House, 179 Kings Road																													
AB067	Brunel Arcade, Station Approach	Public landowner	1	E-mail 21/10/16	No	No response from HELAA, but nominated at call for sites	Yes	Maintenance of bridge link to Apex Plaza [note that Apex Plaza is also a potential HELAA site]	None	Site to be available 2020-2024		Potentially available		0	0	0	0	0	0	0	0		172	16170	0	1914	0	0	0	-3552
AB068	Apex Plaza, Forbury Road	Private landowners	1	E-mail 21/10/16	No	No response to HELAA, but response to Issues and Options shows that landowners consider it capable of delivery within the plan period	Not known	Potentially a number of leases	None	Within 10 years?		Potentially available		0	0	0	0	0	0	0	0		229	-11072	0	0	0	0	0	0
AB069	37-43 Blagrave Street	Private landowners	1	E-mail 21/10/16	No	No confirmation. However, refurbishment works to the office are underway, and this would indicate a continued commitment to office use.	Not known		None	N/A		Not available		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB070	Land at Richfield Avenue and Tessa Road																													
AB071	Rising Sun 18 Forbury Road																													
AB072	The Butler PH, Chatham Street																													
AB073	28-30 Richfield Avenue	Private landowners	1	Letter sent 20/10/16	No	Was nominated for development in 2007, but no contact since and site still in use.	Not known		Not known if car dealership would be reprovided elsewhere	Not known		Availability unknown		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0

AB074	7 Bilagrave Street																															
AB075	115-117 Caversham Road	Private landowners	1	Letter sent 20/10/16	No	Return to sender	Not known		None	Long term if anything	Previous conversations in 2006/7 had indicated potential availability. Development north of station may result	Potentially available		0	0	0	0	0	0	0	0		32	-222	-2203	-111	0	0	0	0
AB076	187-189 Kings Road	Private landowners	1	E-mail 21/10/16	No	Recent applications indicate availability	Not known		None	Estimated by 2021		Available		0	0	0	0	0	0	0	0		27	-924	0	0	0	0	0	0
AB077	20-22 Richfield Avenue																															
AB078	Land at Regent Court, Great Knollys Street																															
AB079	1-3 Greyfriars Road																															
AB080	Land adjacent Crowne Plaza Hotel, Richfield Avenue																						0	0	0	0	0	0	0	0
AB081	Shurgard Self Storage, 75-77 Caversham Road	Private landowners	1	Letter sent 20/10/16	No	No response to HELAA	Not known		None	Long term if anything	Previous conversations in 2006/7 had indicated potential availability. Development north of station may result	Potentially available		0	0	0	0	0	0	0	0		64	0	-3471	0	0	0	0	0
AB082	Tesco, Napier Road																						0	0	0	0	0	0	0	0
AB083	131-215 Cardiff Road																						0	0	0	0	0	0	0	0
AB084	140-146 Cardiff Road																						0	0	0	0	0	0	0	0
AB085	Trafford Road																						0	0	0	0	0	0	0	0
AB086	100-124 Cardiff Road and Bennet Court																						0	0	0	0	0	0	0	0
AB087	Weighbridge Row																						0	0	0	0	0	0	0	0
AB088	2-12 Richfield Avenue																						0	0	0	0	0	0	0	0
AB089	1-3 & 13-14 Cremyll Road																						0	0	0	0	0	0	0	0
AB090	18 Richfield Avenue																						0	0	0	0	0	0	0	0
AB091	24-26 Richfield Avenue																						0	0	0	0	0	0	0	0
AB092	Milford Road																						0	0	0	0	0	0	0	0
AB093	2 Ross Road	Private landowners	1	Letter sent 20/10/16	No	No response and no previous indications from planning activity	Not known		Existing use would be likeluy to need to relocate. No information available.	Not known		Availability unknown	Ageing industrial site may have potential to come forward in plan period, particularly with nearby sites developed for residential, but no other information.	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB094	160-163 Friar Street	Private landowners	1	No contact	N/A	Recent permission, assumed intention is to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0		28	-2476	0	0	0	0	0	0
AB095	3-4 Wesley Gate, Queens Road	Private landowners	1	No contact	N/A	Recent prior approval granted, assumed intention is to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0		14	-832	0	0	0	0	0	0
AB096	Great Brighams Mead																						0	0	0	0	0	0	0	0
AB097	15-18 Friar Street, 2-16 Station Road and Friars Walk																						0	0	0	0	0	0	0	0
AB098	Clarendon House 59-75 Queens Road	Private landowners	1	No contact	N/A	Recent prior approval granted, assumed intention is to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0		49	-2515	0	0	0	0	0	0
AB099	Network Rail Land, Napier Road	Network Rail	1	Nominated through Draft Local Plan consultation.	N/A	Land would become available if depot were moved to available land within railway triangle.	Not known		Yes - depot to railway triangle	Likely longer term		Potentially available		0	0	0	0	0	0	0	0		69	0	-2012	0	0	0	0	0
AB100	Rear of 8-32 Clifton Street																						0	0	0	0	0	0	0	0
AB101	Part of City Wall House, 26 West Street																						0	0	0	0	0	0	0	0
AB102	Tangent House, 16 Forbury Road	Private landowners	1	No contact	N/A	Withdrawn prior approval not followed up with planning application - assumed this was not serious proposal	Not known		None	Within timeframe of permission		Availability unknown		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
BA001	211-221 Oxford Road, 10 & rear of 8 Prospect Street	Private landowners	2	Tesco e-mail 21/10/16'; remainder commenced	Yes	Prospect St - under construction; Tesco - landowner does not know availability	No	Tesco part of site - not known whether there are legal issues	None	By 2020 (Prospect St)		Available		-9	0	0	-441	0	0	0	0	Remove Tesco site from calculations	2	0	0	0	0	0	0	0
BA002	Rear of 303-315 Oxford Road	Private landowners	3	Letters sent 20/10/16	Mixed	Landowner 1 - likely to be available within 5 years. Landowner 2 - likely to be available	No		None	Not known	Confirmed that majority of site likely to be available, remainder not known	Potentially available		0	0	0	0	0	0	0	0		17	0	0	0	0	0	0	0
BA003	Part of former Battle Hospital, Portman Road	Private landowners	1	E-mail 21/10/16	No	No response to HELAA, but nominated in 2014 call for sites. Housebuilder on board with site, although not owner. Site mostly vacant, and likely to be fully available in first part of plan period. Owner support development.	Not known		None	Availability by 2019		Available		0	0	0	0	0	0	0	0		196	0	0	0	0	0	0	-9331
BA004	Land at former Battle Hospital	Public landowners	1	No	N/A	Undeveloped area within Battle Hospital development - was identified for NHS clinic under S106, and this will now not be delivered.	Yes	Land associated with S106 commitment which will now not be implemented	None	Not known		Potentially available		0	0	0	0	0	0	0	0		13	0	0	0	0	0	0	0
BA005	26 Portman Road	Private landowners	1	No - already underway	N/A	Development under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0		0	0	1836	0	0	0	0	-1836
BA006	Land at Reading West Station																						0	0	0	0	0	0	0	0
BA007	458-478 Oxford Road & 1-3 Chester St																															
BA008	133-137 Wantage Road																						0	0	0	0	0	0	0	0
BA009	2-4 Bridgewater Close																						0	0	0	0	0	0	0	0
BA010	2-6 Portman Road and 1-5 Loverock Road																						0	0	0	0	0	0	0	0
BA011	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road																						0	0	0	0	0	0	0	0
BA012	14 Portman Road and the Portman Centre																						0	0	0	0	0	0	0	0
BA013	16-22 Portman Road and 47-73 Loverock Road																						0	0	0	0	0	0	0	0
BA014	24 Portman Road and 75-77 Loverock Road																						0	0	0	0	0	0	0	0
BA015	28 Portman Road and 83 Loverock Road																						0	0	0	0	0	0	0	0
BA016	Battle Farm Trading Estate and 60 and 85 Loverock Road																						0	0	0	0	0	0	0	0
BA017	38-40 Portman Road and 103 Loverock Road																						0	0	0	0	0	0	0	0
BA018	Aldbury Close and 42 Portman Road																						0	0	0	0	0	0	0	0
BA019	Broughton Close and 44-50 Portman Road																						0	0	0	0	0	0	0	0
BA020	50-60 Portman Road and 117-123 Loverock Road																						0	0	0	0	0	0	0	0
BA021	62 Portman Road																						0	0	0	0	0	0	0	0
BA022	Bridgewater Close																						0	0	0	0	0	0	0	0
BA023	Wigmore Lane																						0	0	0	0	0	0	0	0
BA024	EXCLUDED SITE																						0	0	0	0	0	0	0	0
BA025	53-55 Argyle Road																															
CA001	Unit 1, Paddock Road Industrial Estate	Private landowners	1	Letter sent 20/10/16	No	In use for storage with storage containers stored on site. Land owned by user. May become available later in plan period.	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0		0	0	1577	0	0	0	0	0
CA002	72 George Street																						0	0	0	0	0	0	0	0
CA003	St Martin's Precinct, Church Street	Private landowners	1	E-mail 19/10/16	No	Pre-commencement conditions in the process of being discharged. An alternative proposal is also being pursued. Indications are that site will be available.	No		None	Not known		Potentially available		0	0	0	0	0	0	0	0		40	0	0	1025	652	0	0	0
CA004	383 Gosbrook Road																						0	0	0	0	0	0	0	0
CA005	EXCLUDED SITE																						0	0	0	0	0	0	0	0
CA006	Reading University Boat Club, Promenade Road	Private landowners	2	E-mail 21/10/16	Yes	University owns majority and intends to make available for development. A small amount of the site is in other ownership	No		Yes - exploring options for boathouse	By 2019		Potentially available	Expected to become available early in plan period	0	0	0	0	0	0	0	0		20	0	0	0	-634	0	0	0
CA007	Cantay House, Ardler Road, Caversham																						0	0	0	0	0	0	0	0
CA008	3 Send Road																						0	0	0	0	0	0	0	0
CA009	4-6 Send Road																						0	0	0	0	0	0	0	0
CA010	Paddock Road																						0	0	0	0	0	0	0	0
CA011	Former Caversham Nursery, 82 Gosbrook Road																						0	0	0	0	0	0	0	0

CA012	64 St John's Road																					0	0	0	0	0	0	0	0
CH001	University of Reading, The Chancellers Way & Shinfield Road	Private landowners	1	E-mail 19/10/16	No	Demolition complete, site ready to develop	No		None	By 2019		Available		0	0	0	0	0	0	0	0	0	0	0	0	0	12191	0	0
CH002	Reading Girl's School, Northumberland Avenue	Reading Borough Council	1	No - already underway	N/A	Development under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0	0	0	0	0	0	0	13230	0
CH004	Leighton Park School, Shinfield Road	Private landowners	1	No	N/A	Development under construction	No		None	Not known		Available	Under construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	933	0
CH005	Land rear of 50-52 Cressingham Road																												
CH006	St Patricks Hall, Northcourt Avenue	Private landowners	1	No - sensitive	N/A	Current planning application for intensification of student accommodation, owner intends to develop.	No		None	Within 5-10 years		Available		0	0	0	0	0	0	0	0	119	0	0	0	0	0	0	0
KA001	25-31 London Street	Private landowners		Letter sent 20/10/16	No	Return to sender	Not known		None	Not known		Not available	Recently refurbished for offices. Without response from owners, there is no reason to beloeve the site is available.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KA002	Corner of Crown Street and Southampton Street	Reading Borough Council	3	Meeting 25/11/16	Yes	Council in the process of acquiring all the land to allow a development, expected to be in a position to start on site 2018	Yes	Issues with land acquisition, expected to be overcome	None - site is derelict	Within 5 years		Available		0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0
KA003	Corner of Crown Street and Silver Street	Reading Borough Council	1	Meeting 25/11/16	Yes	Sale of main part of site in process to developer. Remaining bit of site also available.	No		None	Within 5 years		Available		0	0	0	0	0	0	0	0	84	-980	0	0	0	0	0	0
KA004	21 South Street	Reading Borough Council	1	Meeting 25/11/16	Yes	Not considered that this is likely to be available - now proposed to refurbish for current use	No		None	N/A		Not available		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KA005	83-85 London Street	Private landowners		E-mail 19/10/16	No	Has prior approval, not known whether intention is to implement	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	11	-852	0	0	0	0	0	0
KA006	40 Silver Street	Private landowners		E-mail 19/10/16	No	Has recent planning permission and site is vacant	No		None	Not known		Available		0	0	0	0	0	0	0	0	14	0	-610	0	0	0	0	0
KA007	34-36 Crown Street	Private landowners		E-mail 19/10/16	Yes	After initial query from developer, discussion with case officer - development now underway.	No		None	By 2018		Available		0	0	0	0	0	0	0	0	14	-250	0	0	0	0	0	0
KA008	Enterprise House, 89-97 London Street	Private landowners	1	Letter sent 20/10/16	No	Past permission, but no recent contact. Considered to be potential availability in plan period	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	10	-802	0	0	0	0	0	0
KA009	272-274 Elgar Road South	Private landowners	2	Letters sent 20/10/16	No	Past discussions about redevelopment for employment, no recent contact	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	33	0	-1366	0	0	0	0	0
KA010	79 Silver Street	Private landowners	1	No contact	N/A	Recent planning application means likely availability	Not known		None	Within 3-5 years		Potentially available		0	0	0	0	0	0	0	0	14	-394	0	-386	0	0	0	0
KA011	The Woodley Arms PH, Waldeck Street	Private landowners	1	E-mail 21/10/16	Yes	Landowner intends to develop. Site is vacant and available now.	No		None	By 2019 (depending on PP)		Available		0	0	0	0	0	0	0	0	32	0	0	-400	0	0	0	0
KA012	75-77 London Street	Private landowners	1	E-mail 21/10/16	No	Current planning application for conversion to residential, assumed to be available	No		None	By 2019 (depending on PP)		Not available	Available for conversion, but development being pursued is a change of use to 6 dwellings, which would not deliver 10+.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KA013	11 Glebe Road																					0	0	0	0	0	0	0	0
KA014	Preston Road and Nimrod Way																					0	0	0	0	0	0	0	0
KA015	Britten Road																					0	0	0	0	0	0	0	0
KA016	268 Elgar Road South	Private landowners	1	Letter sent 20/10/16	Yes	Currently partly operate from site, but there is a possibility they might move within 10 years.	Not known		Would depend on existing business moving.	10-15 years		Potentially available		0	0	0	0	0	0	0	0	33	0	-2226	0	0	0	0	0
KA017	Keyline Builders Merchants, Elgar Road South	Private landowners	1	Letter sent 20/10/16	No	Return to sender	Not known		Not known	N/K		Availability unknown	Letter sent to owners according to Land Registry, but returned as unknown. No previous indications from owners (e.g. applications, pre-app) as to whether there is an interest in development.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KA018	160 Basingstoke Road																					0	0	0	0	0	0	0	0
KA019	Jewson & Tunbridge Jones Estate, Cradock Road																					0	0	0	0	0	0	0	0
KA020	Reading Approach & Chancery Gate Business Park, Cradock Road																					0	0	0	0	0	0	0	0
KA021	196 Basingstoke Road & 5 Cradock Road																					0	0	0	0	0	0	0	0
KA022	Arkwright Road																					0	0	0	0	0	0	0	0
KA023	2-12 and 3-17 Boulton Road																					0	0	0	0	0	0	0	0
KA024	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road																					0	0	0	0	0	0	0	0
KA025	19-37 Boulton Road																					0	0	0	0	0	0	0	0
KA026	Car dealerships, north of Rose Kiln Lane																					0	0	0	0	0	0	0	0
KA027	Hyperion Way																					0	0	0	0	0	0	0	0
KA028	169-173 Basingstoke Road	Private landowners	3	Letters sent 20/10/16	No	No response. One unit vacant, but remainder in use. No past indication that sites may become available.	Not known		None	N/A		Availability unknown		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KA029	Makro, Elgar Road South	Private landowners	1	E-mail 21/10/16	No	Initial contact to suggest site (and pre-app meeting) but no contact since	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	264	0	0	-9661	0	0	0	0
KA030	Central Club, London Street	Reading Borough Council	1	Meeting 25/11/16	Yes	Need to investigate potential for continued community use. Subject to this, may come forward for residential within medium to long term	No		None	Estimated within 5-10 years		Potentially available		0	0	0	0	0	0	0	0	10	0	0	0	0	0	-500	0
KA031	Building 1, New Century Place, East Street	Private landowners	1	No contact	N/A	Recent prior approval granted, assumed intention is to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0	75	-2536	0	0	0	0	0	0
KA032	Building 2, New Century Place, East Street	Private landowners	1	No contact	N/A	Recent prior approval granted, assumed intention is to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0	58	-1976	0	0	0	0	0	0
KA033	Car Park, East Street	Private landowners	1	No contact	N/A	Recent application indicates intention to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0
KA034	9 Southern Court, South Street	Private landowners	1	No contact	N/A	Recent prior approval granted, assumed intention is to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0	16	-320	0	0	0	0	0	0
KE001	784-794 Oxford Road	Private landowners	2	Letters sent 20/10/16	No	Landowners also did not respond to previous SDPD allocation - no relevant information on availability	Not known		None	Not known		Availability unknown		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KE002	1025-1027 Oxford Road	Private landowners	1	Letter sent 20/10/16	No	Not known. Site is vacant and landowners not responding.	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0
KE004	Land adjacent to Stadium Way																					0	0	0	0	0	0	0	0
KE005	EXCLUDED SITE																					0	0	0	0	0	0	0	0
KE006	1015 Oxford Road																												
KE007	The Restoration PH, 928 Oxford Road																					0	0	0	0	0	0	0	0
KE008	Allotments and adjacent land, Kentwood Hill	Private landowners	1	Ongoing discussions through plan preparation	Yes	Landowner intends to dispose of site for development. If only part of site were identified for development, may retain the remainder.	No		None	1-5 years		Available		0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0
KE009	2-4 Deacon Way																					0	0	0	0	0	0	0	0
KE010	Charters Car Sales, Oxford Road	Private landowners	1	E-mail 21/10/16	No	Considered to be likely to be available based on recent information	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	-582
KE012	64 Portman Road and 127 Loverock Road																					0	0	0	0	0	0	0	0
KE013	Stadium Way																					0	0	0	0	0	0	0	0
KE014	to Trade Centre, Deacon Way																					0	0	0	0	0	0	0	0
KE015	1-11 and 6-12 Deacon Way																					0	0	0	0	0	0	0	0
KE016	15-21 Deacon Way																					0	0	0	0	0	0	0	0
KE017	Gresham Way Industrial Estate																					0	0	0	0	0	0	0	0
KED016	816 Oxford Road	Private landowners	1		Yes	Intention to progress planning application for residential	No		None	Site will become available within 5 years		Available		0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	-1196
KED017	Norcot Community Centre, Lyndhurst Road	Reading Borough Council	1	Meeting 25/11/16	Yes	Dated community centre likely to be available for development including community reprovision in the short term	No		Community use to be reprovided on site	Potentially within 5 years		Potentially available		0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0
MA001	Chazey Farm, The Warren	Private landowners	1	No	N/A	Continued dialogue with Council re implementation of permission	Not known		None	Not known		Available		0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0
MA002	20 Chazey Road																					0	0	0	0	0	0	0	0
MA003	Outlands, Upper Warren Avenue																					0	0	0	0	0	0	0	0
MA004	Land at Chazey Court Farm																					0	0	0	0	0	0	0	0
MA005	Plots A & B Gravel Hill																					0	0	0	0	0	0	0	0
MA006	Highridge, Upper Warren Avenue	Public landowners	1	No - sensitive	N/A	Site vacant and ready to develop. Owned by school, so outcome for the site depends on whether a free school can be delivered at Mapledurham	Not known		None	Within 5 years		Availability unknown	Will be available for a development, but not known whether this would be for education or residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MA007	161 Upper Woodcote Road																					0	0	0	0	0	0	0	0
MA008	Mapledurham Pavilion, Upper Woodcote Road, Caversham																					0	0	0	0	0	0	0	0

MI001	EXCLUDED SITE																					0	0	0	0	0	0	0	0
MI002	Lok n Store, 5-9 Berkeley Avenue	Private landowners	1	E-mail 19/10/16	Yes	Land owned by a housebuilder, intend to develop. Demolition already complete.	No		None	Not known - land available by 2021		Available		0	0	0	0	0	0	0	0	112	0	0	0	0	0	0	0
MI003	34 Parkside Road	Private landowners	1	Letter sent 20/10/16	No	Site would be developed for YMCA uses, so is already owned by prospective developer	No		None	Not known		Available		0	0	0	0	0	0	0	0	0	-336	0	153	434	0	361	0
MI004	21 Rose Kiln Lane	Private landowners	1	E-mail 19/10/16	No	Currently under construction.	No		None	By 2020		Available	Under construction.	0	0	0	0	0	0	0	0	0	200	-1645	1125	0	0	0	0
MI005	Reading Link Retail Park, Rose Kiln Lane																					0	0	0	0	0	0	0	0
MI006	1 Castle Crescent	Private landowners	1	E-mail 19/10/16 bounced	No	Permission in the process of being issued, and site is vacant - assumed to be available.	Not known		None	Implementation within 3 years of permission (2019)		Available		0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0
MI007	5 Westcote Road																												
MI008	Government Offices, Coley Park, Wensley Road	Private landowners	1	E-mail 19/10/16	No	Development under construction	No		None	Estimated by 2021	Already under construction	Available		0	0	0	0	0	0	0	0	71	0	0	0	0	0	0	0
MI009	Webb's Close, Berkeley Avenue																					0	0	0	0	0	0	0	0
MI010	Pulleyn Park, Rose Kiln Lane	Private landowners	2	Letters sent 20/10/16	Mixed	Renault and Nissan - landowner willing to develop (available within 10 years). No contact from builders merchants, but they have sought redevelopment before.	Yes	Lease for Renault/Nissan, but could relocate	Yes, users would need to relocate	Likely available within 10 years		Potentially available		0	0	0	0	0	0	0	0	86	0	-530	0	0	0	0	-2797
MI011	31 Bath Road																												
MI012	4 Berkeley Avenue	Private landowners	1	Letter sent 20/10/16	No	Has been previously put forward, but some years ago. Considered to be a prospect of site coming forward in plan period	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	-128
MI013	Kilnbrook House, Cadogan House and Rose Kiln Lane Court																					0	0	0	0	0	0	0	0
MI014	Car dealerships, Rose Kiln Lane	Private landowners	1	Letter sent 20/10/16	No	No information on availability. Premises are in use and occupied	Not known		Car dealerships would need alternative premises	Not known		Availability unknown		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MI015	25-29 Rose Kiln Lane																					0	0	0	0	0	0	0	0
MI016	8-12 Rose Kiln Lane																					0	0	0	0	0	0	0	0
MI017	Land west of A33 and south of Berkeley Avenue																					0	0	0	0	0	0	0	0
MI018	Yeomanry House, Castle Hill	Reading Borough Council	1	Meeting 25/11/16	Yes	Likely to be on the market during 2018	No		Uses to be relocated before site becomes available	Ongoing		Available		0	0	0	0	0	0	0	0	12	-684	0	0	0	0	0	0
NO001	Dee Park (exluding 103 Dee Rd)	Reading Borough Council	1	No - already underway		Development underway. No detailed permission yet for phase 3	No		None	Ongoing		Available		0	0	0	0	0	0	0	0	98	0	0	0	0	0	4250	0
NO002	The Meadway Centre, Honey End Lane	Private landowners	2	E-mail 21/10/16	Yes	Precinct owner plans to develop, planning application pending. Site is available now.	No		None	By 2021		Available		0	0	0	0	0	0	0	0	0	0	0	3908	0	0	0	0
NO003	16c Upton Road																					0	0	0	0	0	0	0	0
NO004	2, 4, 6 Water Road and 158 Dee Road																												
NO005	St Georges Hall, St Georges Road	Private landowners	1	E-mail 19/10/16	No	Very recent permission, assumed to be available	No		None	By 2021		Available		0	0	0	0	0	0	0	0	12	0	0	0	0	0	-118	0
NO006	15 St Georges Road																												
NO007	Sterling Way Industrial Estate																					0	0	0	0	0	0	0	0
NO008	Upton Road Industrial Estate																					0	0	0	0	0	0	0	0
NO009	103 Dee Road	Public landowners	1	E-mail 21/10/16	No	Previous nomination dirring call for sites indicates availability by 2019, and that there has already been market interest	No		Yes - fire station either reprovided on site or elsewhere	3-7 years estimated		Potentially available	Not certain where or when fire station will be reprovided	0	0	0	0	0	0	0	0	42	0	0	0	0	0	-2176	0
PA001	261-275 London Road	Private landowners	1	Letter sent 20/10/16	Yes	Phone call from owner 18/11/16. Site currently in use, but may consider options in the medium to long term	Not known		None	Potentially 5-10 years		Potentially available		0	0	0	0	0	0	0	0	13	0	0	400	0	0	0	-635
PA003	Land at Green Road	Reading Borough Council	1	Meeting 25/11/16	Yes	Land is required for a MUGA as part of our leisure provision.	No		None	N/A		Not available		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PA004	Arthur Hill Swimming Pool, 221-225 Kings Road	Reading Borough Council	1	Meeting 25/11/16	Yes	Pool closing this year. As it is a listed ACV, there is a community right to buy.	Yes	Community right to buy processes	Proposal is to reprovide swimming facilities elsewhere	Not known		Potentially available		0	0	0	0	0	0	0	0	8	0	0	0	-684	0	0	0
PA005	Palmer Park Car Park	Reading Borough Council	1	Meeting 25/11/16	Yes	Intention to continue to explore potential for swimming pool on site	Not known		Car parking may need to be moved elsewhere	2-5 years		Potentially available		0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	0
PA006	Alexander House, Kings Road	Private landowners	1	E-mail 21/10/16	Yes	Site is available for development and landowners are progressing a planning application	No		None	By 2019		Available		0	0	0	0	0	0	0	0	56	-2041	0	0	0	0	0	0
PA007	131 Wokingham Road	Private landowners	1	Letter sent 20/10/16	No	No recent information on availability. However, with a past application for mized use, and as the current use is of a type that is often quite transient, considered potentially available	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	10	0	0	450	0	0	0	-216
PA008	Hamilton Centre, Bulmershe Road	Reading Borough Council	1	Meeting 25/11/16	Yes	Likely to be included in phase 2 of Council's rationalisation programme	No		None	Estimated by 2021		Potentially available		0	0	0	0	0	0	0	0	16	0	0	0	0	0	-1744	0
PE001	Land at Lowfield Road	Reading Borough Council	1	Meeting 25/11/16	Yes	Permission for temporary residential use. Long-term future is seen as a residential site.	No		None	Estimated medium to long term		Potentially available		0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0
PE002	Part of Reading Golf Course, Kidmore End Road	Private landowners		E-mail 21/10/16	Yes	Landowner would be willing to sell to a developer. Formerly had a housebuilder onboard, but does not appear to be the case anymore. No timescales.	No		Site relies on finding additional land in South Oxfordshire and securing relevant permissions	Not known		Potentially available		0	0	0	0	0	0	0	0	125	0	0	0	0	0	1000	0
PE003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	Private landowners		E-mail 21/10/17	No	Information from call for sites nomination.	No		None	Availability by 2020		Potentially available		0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0
PE004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Private landowners		E-mail 21/10/16	Yes	Landowner still holds some of ownership and controls access and intends	No		None	Not known	Not all land within ownership of prospective developer	Potentially available		0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0
PE005	199-219 Henley Road																												
PE006	241-251 Henley Road																												
PE007	Rear of 9 Chalgrove Way, Emmer Green																					0	0	0	0	0	0	0	0
PE008	58 Crawshay Drive, Emmer Green																					0	0	0	0	0	0	0	0
PE009	Caversham Park	Public landowners	1	No	N/A	BBC have announced plans to sell site	Not known		None	Not known		Available		0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	-12771
RE001	Royal Berkshire Hospital, London Road	Private landowners	1	No	N/A	Site is constantly available for expansion on existing site	Not known		None	Not known		Available		0	0	0	0	0	0	0	0	0	0	0	0	0	0	11997	0
RE002	Wells Hall, Upper Redlands Road	Private landowners	1	No - already underway	N/A	Has planning permission, site under construction	No		None	By 2019	First completions due 2016-17	Available		0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0
RE005	1a Upper Redlands Road	University of Reading	1	E-mail 19/10/16	No	Under construction in 2017	No		None	By 2021	Under construction	Available		0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0
RE006	University of Reading, London Road	Private landowners	1	No - already underway	N/A	Has planning permission, site under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0	53	0	0	0	0	0	0	-4437
RE007	79 London Road and 34 Eldon Terrace	Private landowners	1	E-mail 19/10/16	No	Work is now getting underway on implementing permission.	No		None	Estimated by 2019		Available		0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0
RE008	252 Kings Road	Private landowners	1	E-mail 19/10/16	No	Development is under construction	No		None	Estimated by 2019		Available	Under construction	0	0	0	0	0	0	0	0	32	-3582	0	0	0	0	0	0
RE009	Land adjacent to 17 Craven Road	Private landowners	1	E-mail 19/10/16	No	Site is cleared and vacant.	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	0	0	0	0	0	0	1248	0
RE010	3-29 Newcastle Road	Private landowners	14	No - sensitive	N/A	Likely to be available, given prior planning history on site	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0
RE011	46 Redlands Road	Private landowners	1	Letter sent 20/10/16	No	Permission for redevelopment lapsed. Owners now applying for extension to guest house.	Not known		Not known	Not known	Considered not to be available as now applying for extensions to existing use	Not available		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RE012	78-86 London Road	Private landowners	1	No	N/A	Not considered likely to be available - previous permission was allowed to lapse, and no interest in renewing it over last 10 years	Not known		None	Not known		Not available		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RE013	Warwick House, Warwick Road	Private landowners	1	E-mail 19/10/16	No	Recent permission, assumed to be available	No		None	Estimated by 2021		Available		0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0
RE014	Rear of 8-26 Redlands Road	Private landowners	2	E-mail 21/10/16	Yes	University owns majority and intends to make available for development. A small amount of the site is in other ownership	No		None	By 2019		Potentially available		0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0
RE015	Land adjacent to 40 Redlands Road	Private landowners		E-mail 21/10/16	Yes	Site is available, intend to sell to developer.	No		None	5 years, ie by 2021		Available		0	0	0	0	0	0	0	0	29	0	0	0	0	0	-412	0
RE016	Dingley House, 3-5 Craven Road	Public landowners	1	No - sensitive	N/A	Site is surplus to requirements, hence previous pre-application proposals	Not known		None	5 years, ie by 2021		Available		0	0	0	0	0	0	0	0	18	0	0	0	0	0	-1223	0
RE017	13-15 Craven Road																					0	0	0	0	0	0	0	0
RE018	Land rear of 8-14 Allcroft Road																					0	0	0	0	0	0	0	0
RE019	Aspen House, 300 Kings Road	Private landowners	1	No contact	N/A	Recent prior approval granted, assumed intention is to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0	78	-2883	0	0	0	0	0	0
SO001	Dellwood Hospital, Liebenrood Road	Public landowners	1	Letter sent 20/10/16	No	Previous indications (2008ish) that site may become available, but it is still in use and no indications of this changing	Not known		Not known - would be dependent on healthcare use no longer being needed	Not known		Availability unknown		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SO002	Elvian School, Bath Road	Private landowners	1	E-mail 19/10/16	No	Now under construction.	No		None	Estimated by 2021	Under construction	Available		0	0	0	0	0	0	0	0	118	0	0	0	0	0	5869	0
SO003	Alice Burrows Home, Dwyer Road	Reading Borough Council	1	Meeting 25/11/16	Yes	Site was cleared some years ago. Is available for development for residential or residential care. Progress expected within 2017.	No		None	Estimated by 2021		Available		0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0
SO004	EXCLUDED SITE																					0	0	0	0	0	0	0	0
SO005	Garages r/o 4-10 Fritsham Road																					0	0	0	0	0	0	0	0

SO006	72 Bath Road	Private landowners	1	No	N/A	Likely interest in expansion of hotel, planning permission now granted	Not known		None	By 2021		Available		0	0	0	0	0	0	0	0		13	0	0	0	-98	0	0	-406
SO007	37 Circuit Lane																						0	0	0	0	0	0	0	0
SO008	Amethyst Lane	Reading Borough Council	1	Meeting 25/11/16	Yes	Uses vacating the site over the next few months. Expected to be on the market in 2017.	No		None, in the process of relocation	Estimated by 2021		Available		0	0	0	0	0	0	0	0		40	0	0	0	0	0	-1720	0
TH001	Highdown School, Surley Row	Reading Borough Council	1	Meeting 25/11/16	Yes	Land is within school use so is available when required	No		None	Not known		Potentially available		0	0	0	0	0	0	0	0		0	0	0	0	0	0	1200	0
TH003	Land adjacent to 54 Highdown Hill Road, Emmer Green																						0	0	0	0	0	0	0	0
TH004	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	Private landowners		E-mail 21/10/16	No	Information from call for sites nomination.	No		None	Availability by 2020		Potentially available		0	0	0	0	0	0	0	0		10	0	0	0	0	0	0	0
TH005	153 Hemdean Road																						0	0	0	0	0	0	0	0
TH006	142 Kidmore Road, Caversham																						0	0	0	0	0	0	0	0
TH007	The Arthur Clark Home, Dovedale Close	Private landowners	1	E-mail 19/10/16	No	Demolition complete, site ready to develop	Not known		None	By 2019		Available		0	0	0	0	0	0	0	0		43	0	0	0	0	0	0	0
TI001	Park Lane Primary School, The Laurels and Downing Road	Reading Borough Council	1	Meeting 25/11/16	Yes	This is still an aspiration in the long term, but more likely to be achievable later in plan period.	No		Proposal involves relocation of several uses within a new facility.	Later in plan period		Available		0	0	0	0	0	0	0	0		75	0	0	0	0	0	0	0
TI003	Land at Conwy Close/Meadway Comprehensive School	Reading Borough Council	1	Meeting 25/11/16	Yes	Site is vacant and available now. Expected to be works on site starting in the first half of 2017.	No		None	Within 5 years		Available		0	0	0	0	0	0	0	0		57	0	0	0	0	0	0	0
TI004	3-19 The Triangle, Tilehurst																						0	0	0	0	0	0	0	0
WH001	Worton Grange	Private landowners	1	E-mail 19/10/16	No	Detailed permission now in place across whole site. Development underway.	No		None	Within 5 years		Available	Under construction.	0	0	0	0	0	0	0	0		175	0	2452	6260	0	4134	0	2510
WH002	Part of former Berkshire Brewery Site	Private landowners	1	Letter sent 20/10/16	No	Sitre is vacant and being advertised as development opportunity. No response, but site is clearly available for development.	No		None	Not known. Site is available now.		Available		0	0	0	0	0	0	0	0		0	0	12136	0	0	0	0	0
WH003	Land north of Manor Farm Road	Private landowners	4	BJs letter sent 20/10/16; BP/1-3 GW e-mail 21/10/16	Mixed	Beacontree Plaza - landowner intends to develop subject to viability. 1-3 GW has previously been suggested by owners for development and has continued long term potential.	Not known		Small units on the Micro Centre would need relocation if lost.	Long term		Potentially available		0	0	0	0	0	0	0	0		855	-19900	-27438	0	-3241	0	2500	0
WH004	Little Chef, Basingstoke Road	Private landowners	1	Response to Issues and Options		Confirmed in response to Issues and Options that there is no intention to release the site, and owners ask that it be removed from allocation.	No		None	N/A		Not available		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
WH005	400 Longwater Avenue	Private landowners	1	E-mail 19/10/16	Yes	Site is available now and there is intention to develop	No		None	Available now, no specific dates for development		Available		0	0	0	0	0	0	0	0		0	27207	0	0	0	0	0	0
WH006	Plot 8, 600 South Oak Way	Private landowners	1	E-mail 19/10/16	Yes	Site is available now and there is intention to develop	No		None	Available now, no specific dates for development	Indication that other uses e.g. retail, hotel may be sought.	Available		0	0	0	0	0	0	0	0		0	20430	0	0	0	0	0	0
WH007	Land west of A33 and north of Island Road	Private landowners	1	No - already underway	N/A	Has planning permission, currently under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0		0	0	24200	0	0	0	0	0
WH008	Green Park Village, Longwater Avenue	Private landowners	1	No - already underway	N/A	Has outline planning permission. Detailed permission for up to phase 5. 26 properties now complete.	No		None	2016-2026	Under construction.	Available		0	0	0	0	0	0	0	0		760	16000	0	684	0	0	190	0
WH009	Plot 17, 500-600 Longwater Avenue	Private landowners	1	E-mail 19/10/16	Yes	Site is available now and there is intention to develop	No		None	Available now, no specific dates for development	Indication that landowners may seek other uses e.g. residential on site	Available		0	0	0	0	0	0	0	0		0	22540	0	0	0	0	0	0
WH010	Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works	Private landowners	1	E-mail 21/10/16	No	Call for sites in 2014 confirmed availability	No		None - site vacant	Available now, not known		Available		0	0	0	0	0	0	0	0		0	0	29527	0	0	0	0	0
WH011	Foudry Place and 22 Commercial Road	Private landowners	2	Letter sent 26/10/16	Yes	Landowners of the office site still trying to market for offices, but there is a lack of interest. May look at alternative uses.	No		None	By 2019	Site is available now	Available		0	0	0	0	0	0	0	0		0	2295	0	0	0	1400	0	0
WH012	Madejski Stadium, Royal Way	Private landowners	1	E-mail 19/10/16	No	Football club own stadium and the land around, so land is potentially available.	Not known		None	Not known		Potentially available		0	0	0	0	0	0	0	0		0	0	0	0	28442	0	0	0
WH013	Worton Drive	Private landowners	1	No - already underway	N/A	Development under construction	No		None	By 2017		Available		0	0	0	0	0	0	0	0		0	0	3038	0	0	0	0	1201
WH014	Land west of Longwater Avenue	Public landowners	1	Yes - internal discussion	Yes	Conversation with RBC Transport on 12/10/16. Available for the permitted development. Programmed for delivery by December 2018.	No		None	By December 2018		Available											0	0	0	0	0	0	0	6106
WH015	177 Basingstoke Road																														
WH016	Kennet Island Phase 3, Manor Farm Road	Private landowners	1	No - already underway	N/A	Development under construction. All flats commenced. A limited number of houses not yet commenced.	No		None	By 2021		Available		0	0	0	0	0	0	0	0		272	0	0	0	0	0	0	0
WH017	Land south of Island Road at Smallmead	Private landowners	1	E-mail 21/10/16	Yes	Intention to progress an employment development, planning application in preparation.	No		None	Site will be available within next 5 years		Available		0	0	0	0	0	0	0	0		0	0	85280	0	0	0	0	0
WH018	Land at the Madejski Stadium	Private landowners	1	Not contacted as suitability unknown, but received contact anyway	Yes	Intention to develop site.	Yes	Various covenants in place, but this is not likely to cause substantial delay.	Training centre requires relocation - application in progress	By 2025		Available		0	0	0	0	0	0	0	0		618	1972	0	1928	23035	23605	0	17300
WH019	Lancaster Jaguar, Bennet Road, Reading	Private landowners	1	No - already underway	N/A	Under construction	No		None	By 2018		Available		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	3078
WH020	Land adjacent to Smallmead MRF, Island Road	Private landowners	1	E-mail 21/10/16	Yes	Intention to progress an employment development, planning application in preparation.	No		None	Site will be available within next 5 years		Available		0	0	0	0	0	0	0	0		0	0	7675	0	0	0	0	0
WH021	St Paul's Church and Hall																														
WH022	Land south of the M4																						0	0	0	0	0	0	0	0
WH023	448-452 Basingstoke Road																						0	0	0	0	0	0	0	0
WH024	472 Basingstoke Road, Transcental and Bennet Court, Bennet Road																						0	0	0	0	0	0	0	0
WH025	14 Bennet Road																						0	0	0	0	0	0	0	0
WH026	20-40 Bennet Road																						0	0	0	0	0	0	0	0
WH027	Darwin Close and 9-21 Bennet Road																						0	0	0	0	0	0	0	0
WH028	Smallmead Road																						0	0	0	0	0	0	0	0
WH029	Commercial Road East																						0	0	0	0	0	0	0	0
WH030	464-468 Basingstoke Road																						0	0	0	0	0	0	0	0
WH031	Acre Business Park																						0	0	0	0	0	0	0	0
WH032	478 Basingstoke Road																						0	0	0	0	0	0	0	0
WH033	1-4 Acre Road																						0	0	0	0	0	0	0	0
WH034	Arena Business Park, Acre Road																						0	0	0	0	0	0	0	0
WH035	Mayfield Trading Estate, Acre Road																						0	0	0	0	0	0	0	0
WH036	Office buildings, Worton Drive and Imperial Way																						0	0	0	0	0	0	0	0
WH037	Worton Drive industrial sites																						0	0	0	0	0	0	0	0
WH038	SEGRO Industrial site, Imperial Way																						0	0	0	0	0	0	0	0
WH039	Tesco Distribution Centre, Imperial Way																						0	0	0	0	0	0	0	0
WH040	Reading International Business Park																						0	0	0	0	0	0	0	0
WH041	100-350 Longwater Avenue																						0	0	0	0	0	0	0	0
WH042	100-400 Brook Drive																						0	0	0	0	0	0	0	0
WH043	450-500 Brook Drive																						0	0	0	0	0	0	0	0
WH044	550 South Oak Way																						0	0	0	0	0	0	0	0
WH045	16-18 Bennet Road	Reading Borough Council	1	Meeting 25/11/16	Yes	Temporary 3 year lease, after which will look to dispose of land	No	Lease is only temporary	None	Available in 2018/19		Available		0	0	0	0	0	0	0	0		0	-576	2427	0	0	0	0	-1396
WH046	Land north of Island Road	Private landowners	1	Meeting 25/11/16 (internal) - now sold. No contact with new owner.	N/A	Planning application indicates likely availability.	No		None	Potential development within 5 years		Available		0	0	0	0	0	0	0	0		0	0	11067	0	0	0	0	0
WH047	Land south of Smallmead MRF and north of Longwater Avenue	Reading Borough Council	1	Meeting 25/11/16	Yes	Intention is for site to become part of the development of WH020	Yes		None	WH020 will be available within 5 years.		Available		0	0	0	0	0	0	0	0		0	0	12431	0	0	0	0	0
WH048	Unit 4 Brunel Retail Park	Private landowners	1	No contact	N/A	Recent application indicates intention to develop	Not known		None	Within timeframe of permission		Potentially available		0	0	0	0	0	0	0	0		0	0	0	1053	0	0	0	0
XX001	Confidential Site 1																														
XX002	Confidential Site 2																														
XX003	Confidential Site 3																						0	0	0	0	0	0	0	0
XX004	Confidential Site 4																						0	0	0	0	0	0	0	0
XX005	Confidential Site 5																						0	0	0	0	0	0	0	0

XX006	Confidential Site 6	Private landowners	1	E-mail 21/10/16	No	No recent information on availability.	Not known		None	Not known		**Availability unknown**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX007	Confidential Site 7	Reading Borough Council	1	Meeting 25/11/16	Yes	Land is in school use, so land potentially available for school expansion if needed	No		None	Not known		**Available**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	1700	0
XX008	Confidential Site 8																														
XX009	Confidential Site 9	Reading Borough Council	1	Meeting 25/11/16	Yes	No plans re this land, availability unknown	Not known		None	N/A		**Availability unknown**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX010	Confidential Site 10																						0	0	0	0	0	0	0	0
XX011	Confidential Site 11																														
XX012	Confidential Site 12																						0	0	0	0	0	0	0	0
XX013	Confidential Site 13																						0	0	0	0	0	0	0	0
XX014	Confidential Site 14																														
XX015	Confidential Site 15																						0	0	0	0	0	0	0	0
XX016	Confidential Area Regen 1	Reading Borough Council	1	Meeting 25/11/16	Yes	The specific sites identified are not likely to becoming available in the plan period, as they are in use and there would need to be an alternative location.	Not known		Yes - garages, care facility	N/A		**Not available**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX017	Confidential Area Regen 2																						0	0	0	0	0	0	0	0
XX018	Confidential Area Regen 3																						0	0	0	0	0	0	0	0
XX019	Confidential Area Regen 4	Reading Borough Council	1	Meeting 25/11/16	Yes	May look at this as regeneration area. However, some of the identified areas unlikely to be available.	Yes	Various highways, garages, allotments issues	Various garages	Over whole plan period		**Potentially available**		-85	0	0	0	0	0	0	0	Removed shops and open space, unlikely to be available. One set of garages would be required for relocation of garages from elsewhere. Allotments are statutory.	211	0	0	0	0	0	0	0
XX020	Confidential Area Regen 5	Reading Borough Council	1	Meeting 25/11/16	Yes	Mixed - some small infill plots (for 1 unit) may become available. Garages in use and may require relocation. Residential in use	Yes	Reprovision of garages. Existing leases/rentals	Yes, garages	Not known		**Not available**	In use garages and residential not expected to be available. Small infill plots would total around 3, so too small for HELAA.	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX021	Confidential Area Regen 6	Reading Borough Council	1	Meeting 25/11/16	Yes	Sites are occupied residential. Would be difficult to coordinate availability.	Yes	Existing rentals	None	If available, towards end of plan period		**Potentially available**		0	0	0	0	0	0	0	0		17	0	0	0	0	0	0	0
XX022	Confidential Area Regen 7																														
XX023	Confidential Area Regen 8	Reading Borough Council	1	Meeting 25/11/16	Yes	No particular intention to bring forward any regeneration - opportunities are very small scale and fragmented	Not known		None	N/A		**Not available**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX024	Confidential Area Regen 9	Reading Borough Council	1	Meeting 25/11/16	Yes	No particular intention to bring forward any regeneration - opportunities are very small scale and fragmented	No		None	Longer term		**Not available**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX025	Confidential Area Regen 10																														
XX026	Confidential Area Regen 11	Reading Borough Council	1	Meeting 25/11/16	Yes	Remaining suitable development would involve demolition of occupied properties - unlikely to be available as a single whole in plan period	No		None	N/A		**Not available**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX027	Confidential Area Regen 12	Reading Borough Council	1	Meeting 25/11/16	Yes	Areas largely do not have existing uses, so could be available if a scheme were developed	Not known		Some small areas of car parking	Longer term		**Potentially available**		0	0	0	0	0	0	0	0		50	0	0	0	0	0	-133	0
XX028	Confidential Area Regen 13	Reading Borough Council	1	Meeting 25/11/16	Yes	No immediate likelihood of attempting any development in this area	Yes	Leases in shop units.	Yes - shop units and potentially garages	Not known	Possibility of availability if a scheme could be worked up, likely to be long term	**Potentially available**		0	0	0	0	0	0	0	0		40	0	0	-305	0	0	0	0

STAGE 2D: ASSESSING ACHIEVABILITY

STAGE 2(D): ASSESSING ACHIEVABILITY

		SITE FACTORS		MARKET FACTORS				COST FACTORS		DELIVERY FACTORS							Changes to development potential to reflect achievability									Development potential of available sites							
Site Code	Site Title	Availability of access	Legal agreements needed to proceed?	Acheivability affected by adjacent uses?	Viability issues	Market attractiveness of location	Potential market demand	Site preparation and exceptional works costs	Cost of providing strategic infrastructure	Prospect of external funding	Likely build-out rates	Other factors specific to developer(s)	Other considerations	ACHIEVABLE?	COMMENTS	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)	Reason	Resi (units)	Office (sq m)	Ind/Whsg (sq m)	Retail etc (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
A8001	Friar Street and Station Road	Access available	No	Potential effects of Station Hill could influence form of development	Planning considerations	No potential issues	No potential issues	None known	No potential issues	Not required	Short-medium term development potential	None		Achievable		0	0	0	0	0	0	0	0		245	-3516	0	0	0	0	0	0
A8002	Friars Walk and Greyfriars Road (reduced site)	Access available	Not known	Potential effects of Station Hill could influence form of development	Development will be influenced by viability of developing occupied offices and retail. Potentially achievable nonetheless	No potential issues	No potential issues	None known	No potential issues	Not known	Longer term	None		Potentially achievable		0	0	0	0	0	0	0	0		96	-5076	0	-1393	0	0	0	0
A8003	Station Hill (wider site)	Access available	No	No	None	No specific issues identified	No specific issues identified	No potential issues	No potential issues	Not required	2018 -150 homes; 2019 - 150 homes; 2020 - 171 homes	None		Achievable		0	0	0	0	0	0	0	0		475	122200	0	13500	2200	0	0	800
A8004	North of the Station	Access available	Not known	No	Balance of uses may change as development takes shape taking account of viability considerations at the time. Loss of existing retail is subject to viability considerations	No issues - location next to station ensures market attractiveness	See market attractiveness	Creation of public realm, potential contamination	Not known	Not known	Development would be over a number of years - completion in long term	None		Potentially achievable		0	0	0	0	0	0	0	0		634	63181	0	1768	500	10000	0	-10277
A8005	Riverside	Access available	Not known	No	Not known	No potential issues	No potential issues	Cost of moving sub station.	Not known	Not known	2-4 years	None		Potentially achievable		0	0	0	0	0	0	0	0		255	-4029	0	0	1286	0	0	0
A8006	Napier Road Junction	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Short-medium term development potential	None		Achievable		0	0	0	0	0	0	0	0		315	0	0	0	0	0	0	-1383
A8007	Napier Court	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		192	-5326	0	0	0	0	0	0
A8008	Cattle Market	Access available	Yes - reprovision of cattle market (see availability)	No	Not known	No potential issues	No potential issues	Contamination issues requiring mitigation	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		450	0	0	10578	0	0	0	-5303
A8009	Great Knollys Street and Weldale Street	Access available	Not known	No	Not known	No potential issues	No potential issues	Not known	Not known	Not known	Parts of site over an extended period	None		Potentially achievable		0	0	0	0	0	0	0	0		354	-133	-787	-4318	0	0	0	0
A8010	Chatham Street	Significant highway changes would be needed	Yes	No	Yes - decking over IDR was investigated in relation to remainder of Chatham Street and was not viable.	No potential issues	No potential issues	Costs of engineering necessary for scheme would be significant	Not known	Not known	Not known	None		Unachievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
A8011	Broad Street Mall	Access available	Not known	Achievability affected by relationship with Hosier Street and configuration of buildings.	Not known	No potential issues	No potential issues	Development proposed involves a technical solution that may be more costly than standard build.	No potential issues	Not known	Medium term potential	None		Potentially achievable		0	0	0	0	0	0	0	0		250	-2658	0	0	0	0	0	0
A8012	Hosier Street	Access available	No	Achievability affected by relationship with Broad Street Mall and configuration of buildings.	Not known	No potential issues	No potential issues	Changes in levels present a cost to development	Not known	Development partner is on board to bring forward most of the site	Within 10 years	None		Achievable		0	0	0	0	0	0	0	0		683	-16000	0	4936	0	0	0	-9886
A8013	Reading Prison	Access available	None	No	Viability of developing in a way to protect the significant heritage interest of site	No potential issues	No potential issues	Archaeological investigation work associated with Scheduled Ancient Monument status. Costs of converting listed prison building and bringing up to modern standards.	No potential issues	Not known	Not known	No other issues		Potentially achievable		0	0	0	0	0	0	0	0		80	0	0	0	917	0	0	-10000
A8014	Forbury Retail Park	Access available	Yes regarding terms of leases	No	Retail is occupied and has existing use values that may render development unviable in short term, but this is subject to change in plan period	No potential issues	No potential issues	Not known	Not known	Not known	Not known	No other issues		Potentially achievable		0	0	0	0	0	0	0	0		1153	0	0	0	0	0	0	0
A8015	Forbury Business Park and Kenavon Drive	Access available	A sewer passes close to the southeast corner of the site and so easement will need to be allowed for.	No	Potential viability issues will be addressed in a viability assessment	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Two year period	None		Achievable		0	0	0	0	0	0	0	0		156	0	-9439	-875	0	0	0	0
A8016	Gas Holder	Access available	Not known	No	Not known	No potential issues	No potential issues	Likely contamination issues and any further elements of decommissioning	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		58	0	0	0	0	0	0	0
A8017	108-116 Oxford Road, 10 Eaton Place and 115-125 Chatham Street	Access available	Not known	Potential effects of the club and industrial unit on residential if developed piecemeal.	Not known	No potential issues	No potential issues	Not known	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		219	-6035	-2481	-553	0	0	-448	-1114
A8018	143-145 Oxford Road																								0	0	0	0	0	0	0	0
A8019	Former Reading Family Centre, North Street	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	None	None		Achievable		0	0	0	0	0	0	0	0		19	0	0	0	0	0	0	0
A8020	9-27 Greyfriars Road																								0	0	0	0	0	0	0	0
A8021	2-8 The Forbury and 19-22 Market Place																								0	0	0	0	0	0	0	0
A8022	3-10 Market Place, Abbey Hall & Abbey Square																								0	0	0	0	0	0	0	0
A8024	Reading Central Library, Abbey Square																								0	0	0	0	0	0	0	0
A8025	The Anchorage, 34 Bridge Street																								0	0	0	0	0	0	0	0
A8026	The Oracle Extension, Bridge Street and Letcombe Street																								0	0	0	0	0	0	0	0
A8027	Reading College, Kings Road																								0	0	0	0	0	0	0	0
A8028	Kings Meadow Pool, Kings Meadow Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	0	0	0	560	0	0	0
A8029	Caversham Lock Island	Island site, so vehicle access not possible	Not known	Not known	Not known	Not known	Not known	Not known	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		-1	0	0	0	1000	0	0	-656
A8031	Energis House, Forbury Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	20019	0	0	0	0	0	0
A8032	173-175 Friar Street	Access available	Arcade needs to be moved in agreement with Council	No	Affordable housing issues, and extent of hight/massing allowable.	No potential issues	No potential issues	Potential archaeology issues. Also heritage issues of listed building conversion.	No potential issues	Not required	During 2019	None	Landowner requests that this site be considered together with A8033	Achievable		0	0	0	0	0	0	0	0		38	-1029	0	111	0	0	0	0
A8033	84 Watlington Street	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		10	0	0	-300	0	0	0	0
A8034	Land West of Rivermead Car Park	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	0	0	425	0	0	0	0
A8036	60 Queens Road																								0	0	0	0	0	0	0	0
A8039	Jacksons Corner, 1-9 Kings Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Development over 2-3 years	None		Achievable		0	0	0	0	0	0	0	0		29	0	0	-2061	0	0	0	0
A8041	Havell House, 62-66 Queens Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		13	-896	0	0	0	0	0	0
A8042	173-175 Kings Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		15	-1120	0	0	0	0	0	0
A8043	Kings Point, 120 Kings Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	One block of flats only	None		Achievable		0	0	0	0	0	0	0	0		103	0	0	352	0	0	0	0
A8044	Kings Lodge, 194 Kings Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Within 1-2 years of commencement	None		Achievable		0	0	0	0	0	0	0	0		18	-1043	0	0	0	0	0	0
A8048	120 Oxford Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		6	0	0	0	0	0	0	0
A8049	Princes House, 73a London Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues, conversion only	No potential issues	Not known	Within 1-2 years of commencement	None		Potentially achievable		0	0	0	0	0	0	0	0		26	-2271	0	0	0	0	0	0
A8052	The Oracle Shopping Centre, Yield Hall Place	Access available	Not known	No	Potential viability issues - permission was in place for a number of years with no implementation	Not known	Not known	Development over public right of way	No potential issues	Not known	Not known	None		Achievability unknown		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
A8053	27-32 Market Place	Access available	Arcade needs to be moved in agreement with Council	No	Affordable housing issues, and extent of hight/massing allowable.	No potential issues	No potential issues	Potential archaeology issues. Also heritage issues of listed building conversion.	No potential issues	Not required	During 2019	None	Landowner requests that this site be considered together with A8032	Achievable		0	0	0	0	0	0	0	0		15	-306	0	-263	0	0	0	0
A8054	Primark, 32-42 West Street	Access available	None known	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable	Under construction.	0	0	0	0	0	0	0	0		0	6867	0	-4305	0	0	0	-3283
A8055	Former Cox & Wyman site, Cardiff Road	Access available	No	No	No	No potential issues	No potential issues	No	No potential issues	None required	60 per year estimated	None		Achievable		0	0	0	0	0	0	0	0		89	0	-9850	0	0	0	0	0
A8056	Former Gas Works Building, Gas Works Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		20	0	-536	0	0	0	0	0
A8057	Central Swimming Pool, Battle Street	Access available	No	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		97	0	0	0	-2620	0	0	0
A8058	78 Oxford Road																															
A8059	149-153 Oxford Road																															
A8060	38-40 Oxford Road & 3-7 Cheapside																															
A8061	17-23 Queen Victoria Street	Access is limited by location in pedestrianised street	No	No	No potential issues	No potential issues	No potential issues	Development involves conversion of listed building.	No potential issues	External funding required	In 2018	None		Potentially achievable		0	0	0	0	0	0	0	0		13	-504	0	0	0	0	0	0
A8062	1-5 King Street	No vehicle access to site possible, would need to be provided elsewhere	Not known	No	No potential issues	No potential issues	No potential issues	Development involves conversion of listed building.	No potential issues	Not known	Within 1-2 years of commencement	None		Potentially achievable		0	0	0	0	0	0	0	0		20	0	0	-1710	0	0	0	0
A8063	Manrose Manufacturing, Meadow Road																								0	0	0	0	0	0	0	0
A8064	159 Oxford Road																								0	0	0	0	0	0	0	0
A8065	Queens Arms PH, Great Knollys Street																								0	0	0	0	0	0	0	0
A8066	Elite House, 179 Kings Road																															
A8067	Brunel Arcade, Station Approach	Access available	Bridge link with Apex Plaza	No	None known	Directly adjacent to station, unlikely to be issues	See market attractiveness	Complexities of developing adjacent to railway	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		172	16170	0	1914	0	0	0	-3552
A8068	Apex Plaza, Forbury Road	Access available	Bridge link with station	No	None known	Directly adjacent to station, unlikely to be issues	See market attractiveness	Complexities of developing adjacent to railway	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		229	-11072	0	0	0	0	0	0
A8069	37-43 Blagrave Street																								0	0	0	0	0	0	0	0
A8070	Land at Richfield Avenue and Tessa Road																								0	0	0	0	0	0	0	0
A8071	Rising Sun 18 Forbury Road																								0	0	0	0	0	0	0	0
A8072	The Butler PH, Chatham Street	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
A8073	28-30 Richfield Avenue																								0	0	0	0	0	0	0	0
A8074	7 Blagrave Street																								0	0	0	0	0	0	0	0

AB075	115-117 Caversham Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		32	-222	-2203	-111	0	0	0	0
AB076	187-189 Kings Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Conversion of listed building	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		27	-924	0	0	0	0	0	0
AB077	20-22 Richfield Avenue																								0	0	0	0	0	0	0	0
AB078	Land at Regent Court, Great Knollys Street																								0	0	0	0	0	0	0	0
AB079	1-3 Greyfriars Road																															
AB080	Land adjacent Crowne Plaza Hotel, Richfield Avenue																								0	0	0	0	0	0	0	0
AB081	Shurgard Self Storage, 75-77 Caversham Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		64	0	-3471	0	0	0	0	0
AB082	Tesco, Napier Road																								0	0	0	0	0	0	0	0
AB083	131-215 Cardiff Road																								0	0	0	0	0	0	0	0
AB084	140-146 Cardiff Road																								0	0	0	0	0	0	0	0
AB085	Trafford Road																								0	0	0	0	0	0	0	0
AB086	100-124 Cardiff Road and Bennet Court																								0	0	0	0	0	0	0	0
AB087	Weighbridge Row																								0	0	0	0	0	0	0	0
AB088	2-12 Richfield Avenue																								0	0	0	0	0	0	0	0
AB089	1-3 & 13-14 Cremyll Road																								0	0	0	0	0	0	0	0
AB090	18 Richfield Avenue																								0	0	0	0	0	0	0	0
AB091	24-26 Richfield Avenue																								0	0	0	0	0	0	0	0
AB092	Milford Road																								0	0	0	0	0	0	0	0
AB093	2 Ross Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
AB094	160-163 Friar Street	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		28	-2476	0	0	0	0	0	0
AB095	3-4 Wesley Gate, Queens Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		14	-832	0	0	0	0	0	0
AB096	Great Brighams Mead																								0	0	0	0	0	0	0	0
AB097	15-18 Friar Street, 2-16 Station Road and Friars Walk																								0	0	0	0	0	0	0	0
AB098	Clarendon House 59-75 Queens Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		49	-2515	0	0	0	0	0	0
AB099	Network Rail Land, Napier Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		69	0	-2012	0	0	0	0	0
AB100	Rear of 8-32 Clifton Street																								0	0	0	0	0	0	0	0
AB101	Part of City Wall House, 26 West Street																								0	0	0	0	0	0	0	0
AB102	Tangent House, 16 Forbury Road																								0	0	0	0	0	0	0	0
BA001	211-221 Oxford Road, 10 & rear of 8 Prospect Street	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable	Prospect St development underway. Tesco site already excluded.	0	0	0	0	0	0	0	0		2	0	0	0	0	0	0	0
BA002	Rear of 303-315 Oxford Road	Access would need to be created, but land likely to be available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	N/A	None		Potentially achievable		0	0	0	0	0	0	0	0		17	0	0	0	0	0	0	0
BA003	Part of former Battle Hospital, Portman Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Contamination mitigation and potential flood risk mitigation	Not known	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		196	0	0	0	0	0	0	-9331
BA004	Land at former Battle Hospital	Access available	S106 issue - see availability	No	No potential issues	No potential issues - established residential development	No potential issues	No potential ussues	No potential issues	Not known	Within 1-2 years of commencement	None		Achievable		0	0	0	0	0	0	0	0		13	0	0	0	0	0	0	0
BA005	26 Portman Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	0	1836	0	0	0	0	-1836
BA006	Land at Reading West Station																								0	0	0	0	0	0	0	0
BA007	458-478 Oxford Road & 1-3 Chester St																															
BA008	133-137 Wantage Road																								0	0	0	0	0	0	0	0
BA009	2-4 Bridgewater Close																								0	0	0	0	0	0	0	0
BA010	2-6 Portman Road and 1-5 Loverock Road																								0	0	0	0	0	0	0	0
BA011	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road																								0	0	0	0	0	0	0	0
BA012	14 Portman Road and the Portman Centre																								0	0	0	0	0	0	0	0
BA013	16-22 Portman Road and 47-73 Loverock Road																								0	0	0	0	0	0	0	0
BA014	24 Portman Road and 75-77 Loverock Road																								0	0	0	0	0	0	0	0
BA015	28 Portman Road and 83 Loverock Road																								0	0	0	0	0	0	0	0
BA016	Battle Farm Trading Estate and 60 and 85 Loverock Road																								0	0	0	0	0	0	0	0
BA017	38-40 Portman Road and 103 Loverock Road																								0	0	0	0	0	0	0	0
BA018	Aldbury Close and 42 Portman Road																								0	0	0	0	0	0	0	0
BA019	Broughton Close and 44-50 Portman Road																								0	0	0	0	0	0	0	0
BA020	50-60 Portman Road and 117-123 Loverock Road																								0	0	0	0	0	0	0	0
BA021	62 Portman Road																								0	0	0	0	0	0	0	0
BA022	Bridgewater Close																								0	0	0	0	0	0	0	0
BA023	Wilgmore Lane																								0	0	0	0	0	0	0	0
BA024	Scours Lane and Littlejohn's Farm																															
BA025	53-55 Argyle Road																															
CA001	Unit 1, Paddock Road Industrial Estate	Access available	Not known	No, within industrial area and has planning permission	Not known	Not known - established industrial location but access may affect viability	See market attractiveness	No potential issues	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	1577	0	0	0	0	0
CA002	72 George Street																								0	0	0	0	0	0	0	0
CA003	St Martin's Precinct, Church Street	Access available	Not known	Not known	Not known	Not known	Not known	Not known	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		40	0	0	1025	652	0	0	0
CA004	383 Gosbrook Road																								0	0	0	0	0	0	0	0
CA005	View Island																								0	0	0	0	0	0	0	0
CA006	Reading University Boat Club, Promenade Road	Access available	No	No	No potential issues	No potential issues	No potential issues	Potential flood risk issues	No potential issues	Not required	One year	None		Achievable		0	0	0	0	0	0	0	0		20	0	0	0	-634	0	0	0
CA007	Cantay House, Ardler Road, Caversham																								0	0	0	0	0	0	0	0
CA008	3 Send Road																								0	0	0	0	0	0	0	0
CA009	4-6 Send Road																								0	0	0	0	0	0	0	0
CA010	Paddock Road																								0	0	0	0	0	0	0	0
CA011	Former Caversham Nursery, 82 Gosbrook Road																								0	0	0	0	0	0	0	0
CA012	64 St John's Road																								0	0	0	0	0	0	0	0
CH001	University of Reading, The Chancellers Way & Shinfield Road	Access available	No	No	Not known	Not known	Not known	Not known	No potential issues	Not known	N/A	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	12191	0	0
CH002	Reading Girl's School, Northumberland Avenue	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	13230	0

CH004	Leighton Park School, Shinfield Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable	Under construction	0	0	0	0	0	0	0	0		0	0	0	0	0	0	933	0
CH005	Land rear of 50-52 Cressingham Road																															
CH006	St Patricks Hall, Northcourt Avenue	Access available	None known	No	Council's position is that locally listed building must be retained. Council does not consider this is likely to be a viability issue.	Established student accommodation location	No potential issues	Retention/conversion of locally listed building	No potential issues	Not known	N/K	None		Potentially achievable		0	0	0	0	0	0	0	0		119	0	0	0	0	0	0	0
KA001	25-31 London Street																								0	0	0	0	0	0	0	0
KA002	Corner of Crown Street and Southampton Street	Access available	Not once land is acquired	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Within 5 years	None		Achievable		0	0	0	0	0	0	0	0		16	0	0	0	0	0	0	0
KA003	Corner of Crown Street and Silver Street	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Within 5 years	None		Achievable		0	0	0	0	0	0	0	0		84	-980	0	0	0	0	0	0
KA004	21 South Street																								0	0	0	0	0	0	0	0
KA005	83-85 London Street	Access available	No	No	None	No potential issues	No potential issues	No potential issues, conversion only	No potential issues	Not known	Within 1-2 years	None		Achievable		0	0	0	0	0	0	0	0		11	-852	0	0	0	0	0	0
KA006	40 Silver Street	Access available	Not known	No	None	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		14	0	-610	0	0	0	0	0
KA007	34-36 Crown Street	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/K	None		Achievable		0	0	0	0	0	0	0	0		14	-250	0	0	0	0	0	0
KA008	Enterprise House, 89-97 London Street	Access available	Not known	No	No potential issues	Access available	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		10	-802	0	0	0	0	0	0
KA009	272-274 Elgar Road South	Access available	Not known	Yes - likely to be achievable only as part of a wider release	Not known	No potential issues	No potential issues	Potential contamination remediation	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		33	0	-1366	0	0	0	0	0
KA010	79 Silver Street	Access available	Not known	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		14	-394	0	-386	0	0	0	0
KA011	The Woodley Arms PH, Waldeck Street	Access available	No	No	No	No potential issues	No potential issues	None known	No potential issues	External funding required and an in-principle offer received	Estimated development in 2018	None		Achievable		0	0	0	0	0	0	0	0		32	0	0	-400	0	0	0	0
KA012	75-77 London Street																															
KA013	11 Glebe Road																								0	0	0	0	0	0	0	0
KA014	Preston Road and Nimrod Way																								0	0	0	0	0	0	0	0
KA015	Britten Road																								0	0	0	0	0	0	0	0
KA016	268 Elgar Road South	Access available	Not known	Not known	None known	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		33	0	-2226	0	0	0	0	0
KA017	Keyline Builders Merchants, Elgar Road South	Access available	Not known	Not known	None known	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
KA018	160 Basingstoke Road																								0	0	0	0	0	0	0	0
KA019	Jewson & Tunbridge Jones Estate, Cradock Road																								0	0	0	0	0	0	0	0
KA020	Reading Approach & Chancery Gate Business Park, Cradock Road																								0	0	0	0	0	0	0	0
KA021	196 Basingstoke Road & 5 Cradock Road																								0	0	0	0	0	0	0	0
KA022	Arkwright Road																								0	0	0	0	0	0	0	0
KA023	2-12 and 3-17 Boulton Road																								0	0	0	0	0	0	0	0
KA024	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road																								0	0	0	0	0	0	0	0
KA025	19-37 Boulton Road																								0	0	0	0	0	0	0	0
KA026	Car dealerships, north of Rose Kiln Lane																								0	0	0	0	0	0	0	0
KA027	Hyperion Way																								0	0	0	0	0	0	0	0
KA028	169-173 Basingstoke Road																								0	0	0	0	0	0	0	0
KA029	Makro, Elgar Road South	Access available	Not known	Potentially - would be more straightforward if this were part of a wider release.	Depends on use value of Makro	No potential issues	No potential issues	Potential contamination remediation	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		264	0	0	-9661	0	0	0	0
KA030	Central Club, London Street	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		10	0	0	0	0	0	-500	0
KA031	Building 1, New Century Place, East Street	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		75	-2536	0	0	0	0	0	0
KA032	Building 2, New Century Place, East Street	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		58	-1976	0	0	0	0	0	0
KA033	Car Park, East Street	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		15	0	0	0	0	0	0	0
KA034	9 Southern Court, South Street	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		16	-320	0	0	0	0	0	0
KE001	784-794 Oxford Road																								0	0	0	0	0	0	0	0
KE002	1025-1027 Oxford Road	Access available	Not known	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		12	0	0	0	0	0	0	0
KE004	Land adjacent to Stadium Way																								0	0	0	0	0	0	0	0
KE005	Land at Scours Lane																								0	0	0	0	0	0	0	0
KE006	1015 Oxford Road																															
KE007	The Restoration PH, 928 Oxford Road																								0	0	0	0	0	0	0	0
KE008	Allotments and adjacent land, Kentwood Hill	Access available	No	No	None	No potential issues	No potential issues	Dealing with slope of part of the site not likely to prevent development	No potential issues	Not required	Not known - dependent on purchaser	None		Achievable		0	0	0	0	0	0	0	0		66	0	0	0	0	0	0	0
KE009	2-4 Deacon Way																								0	0	0	0	0	0	0	0
KE010	Charters Car Sales, Oxford Road	Access available	Not known	No	None known	No potential issues	No potential issues	Potential contamination remediation	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		15	0	0	0	0	0	0	-582
KE012	64 Portman Road and 127 Loverock Road																								0	0	0	0	0	0	0	0
KE013	Stadium Way																								0	0	0	0	0	0	0	0
KE014	Io Trade Centre, Deacon Way																								0	0	0	0	0	0	0	0
KE015	1-11 and 6-12 Deacon Way																								0	0	0	0	0	0	0	0
KE016	15-21 Deacon Way																								0	0	0	0	0	0	0	0
KE017	Gresham Way Industrial Estate																								0	0	0	0	0	0	0	0
KE018	816 Oxford Road	Access available	None	No	No potential issues	No potential issues	No potential issues	Possible remediation of contamination	No potential issues	Not required	Not known	None		Achievable		0	0	0	0	0	0	0	0		17	0	0	0	0	0	0	-1196
KE019	Norcot Community Centre, Lyndhurst Road	Access available	None	No	Depends on finance available - potentially achievable	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		17	0	0	0	0	0	0	0
MA001	Chazey Farm, The Warren	Access available	Not known	No	Not known	Not known	Not known	Conversion of listed building	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		39	0	0	0	0	0	0	0
MA002	20 Chazey Road																								0	0	0	0	0	0	0	0
MA003	Outlands, Upper Warren Avenue																								0	0	0	0	0	0	0	0
MA004	Land at Chazey Court Farm																								0	0	0	0	0	0	0	0
MA005	Plots A & B Gravel Hill																								0	0	0	0	0	0	0	0
MA006	Highridge, Upper Warren Avenue																								0	0	0	0	0	0	0	0
MA007	161 Upper Woodcote Road																								0	0	0	0	0	0	0	0
MA008	Mapledurham Pavilion, Upper Woodcote Road, Caversham																								0	0	0	0	0	0	0	0
MI001	Fobney Mead, Island Road																								0	0	0	0	0	0	0	0
MI002	Lok n Store, 5-9 Berkeley Avenue	Access available	No	No	Not known	No potential issues	No potential issues	No potential issues	No potential issues	Not required	Not known	None		Achievable		0	0	0	0	0	0	0	0		112	0	0	0	0	0	0	0
MI003	34 Parkside Road	Access available	Not known	No	Potential viability issues, owners may not have funds in place to develop	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Potentially achievable	Depends on available funds	0	0	0	0	0	0	0	0		0	-336	0	153	434	0	361	0
MI004	21 Rose Kiln Lane	Access available	Not known	No	No potential issues	No potential issues	No issues - applicant would be occupier	Not known	No potential issues	Not known	N/A	None		Achievable	Under construction	0	0	0	0	0	0	0	0		0	200	-1645	1125	0	0	0	0
MI005	Reading Link Retail Park, Rose Kiln Lane																								0	0	0	0	0	0	0	0

MI006	1 Castle Crescent	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Conversion of listed building	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		12	0	0	0	0	0	0	0
MI007	5 Westcote Road																															
MI008	Government Offices, Coley Park, Wensley Road	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not required	Not known	None		Achievable	Development under construction	0	0	0	0	0	0	0	0		71	0	0	0	0	0	0	0
MI009	Webb's Close, Berkeley Avenue																								0	0	0	0	0	0	0	0
MI010	Pulleyn Park, Rose Kiln Lane	Access available	No	No	Not known	No potential issues	No potential issues	Potential contamination remediation. Flood risk measures	No potential issues	Not required	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		86	0	-530	0	0	0	0	-2797
MI011	31 Bath Road																															
MI012	4 Berkeley Avenue	Access available	Not known	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Within 1-2 years of commencement	None		Achievable		0	0	0	0	0	0	0	0		12	0	0	0	0	0	0	-128
MI013	Kilnbrook House, Cadogan House and Rose Kiln Lane Court																								0	0	0	0	0	0	0	0
MI014	Car dealerships, Rose Kiln Lane																								0	0	0	0	0	0	0	0
MI015	25-29 Rose Kiln Lane																								0	0	0	0	0	0	0	0
MI016	8-12 Rose Kiln Lane																								0	0	0	0	0	0	0	0
MI017	Land west of A33 and south of Berkeley Avenue																								0	0	0	0	0	0	0	0
MI018	Yeomanry House, Castle Hill	Access available	No	No	None	No potential issues	No potential issues	No potential issues	Conversion of listed building	Not required	Within 1-2 years of commencement	None		Potentially achievable		0	0	0	0	0	0	0	0		12	-684	0	0	0	0	0	0
NO001	Dee Park (exluding 103 Dee Rd)	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	Currently around 50-60 per annum	None		Achievable		0	0	0	0	0	0	0	0		98	0	0	0	0	0	4250	0
NO002	The Meadway Centre, Honey End Lane	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	Need to move the public toilets to facilitate development, which is achievable.		Achievable		0	0	0	0	0	0	0	0		0	0	0	3908	0	0	0	0
NO003	16c Upton Road																								0	0	0	0	0	0	0	0
NO004	2, 4, 6 Water Road and 158 Dee Road																															
NO005	St Georges Hall, St Georges Road	Access available	None known	No	None known	No potential issues	No potential issues	No potential issues	No potential issues	Housing annociation on board for the residential element	Within 2-3 years of commencement	None		Achievable		0	0	0	0	0	0	0	0		12	0	0	0	0	0	-118	0
NO006	15 St Georges Road																															
NO007	Sterling Way Industrial Estate																								0	0	0	0	0	0	0	0
NO008	Upton Road Industrial Estate																								0	0	0	0	0	0	0	0
NO009	103 Dee Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		42	0	0	0	0	0	-2176	0
PA001	261-275 London Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		13	0	0	400	0	0	0	-635
PA003	Land at Green Road																								0	0	0	0	0	0	0	0
PA004	Arthur Hill Swimming Pool, 221-225 Kings Road	Access available	ACV process	No	No potential issues	No potential issues	No potential issues	Potential local listing process	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		8	0	0	0	-684	0	0	0
PA005	Palmer Park Car Park	Access likely to be available depending on specific locaiion	Not known	No	Not known	No potential issues	No potential issues	Not known	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	0	1000	0	0	0
PA006	Alexander House, Kings Road	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not required	1-2 years	None		Achievable		0	0	0	0	0	0	0	0		56	-2041	0	0	0	0	0	0
PA007	131 Wokingham Road	Access available	None known	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Within 2-3 years of commencement	None		Achievable		0	0	0	0	0	0	0	0		10	0	0	450	0	0	0	-216
PA008	Hamilton Centre, Bulmershe Road	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		16	0	0	0	0	0	-1744	0
PE001	Land at Lowfield Road	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		30	0	0	0	0	0	0	0
PE002	Part of Reading Golf Course, Kidmore End Road	Access available	No	No	None known	No potential issues	No potential issues	None known	Not known	Would be from developer	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		125	0	0	0	0	0	1000	0
PE003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	Access not in place but straightforward to create	No	No	No potential issues	No potential issues	No likely issues	No	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		21	0	0	0	0	0	0	0
PE004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Access has been designed to allow for development	No	No	No potential issues	No potential issues	No likely issues	No potential ussues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		11	0	0	0	0	0	0	0
PE005	199-219 Henley Road																															
PE006	241-251 Henley Road																															
PE007	Rear of 9 Chalgrove Way, Emmer Green																								0	0	0	0	0	0	0	0
PE008	58 Crawshay Drive, Emmer Green																								0	0	0	0	0	0	0	0
PE009	Caversham Park	Access available	Not known	No	None known	No potential issues	No potential issues	Conversion of listed building	No potential issues	Not known	N/A	None for conversion only.		Achievable		0	0	0	0	0	0	0	0		40	0	0	0	0	0	0	-12771
RE001	Royal Berkshire Hospital, London Road	Access available	Not known	No	None known	N/A	N/A	Not known	Not known	Not known	N/A	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	11997	0
RE002	Wells Hall, Upper Redlands Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		17	0	0	0	0	0	0	0
RE005	1a Upper Redlands Road	Access available	No	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Within 1-2 years of commencement	None		Achievable	Development now under construction	0	0	0	0	0	0	0	0		10	0	0	0	0	0	0	0
RE006	University of Reading, London Road	Access available	No	No	None	No potential issues	No potential issues	Listed building conversion, now overcome	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		53	0	0	0	0	0	0	-4437
RE007	79 London Road and 34 Eldon Terrace	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		6	0	0	0	0	0	0	0
RE008	252 Kings Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable	Under construction	0	0	0	0	0	0	0	0		32	-3582	0	0	0	0	0	0
RE009	Land adjacent to 17 Craven Road	Access available	Not known	No	Dependent on funds available for new healthcare development	Not applicable	Not applicable	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	1248	0
RE010	3-29 Newcastle Road	Access available	Not known	No	None	No potential issues	No potential issues	Not known	No potential issues	Not known	N/K	None		Achievable		0	0	0	0	0	0	0	0		22	0	0	0	0	0	0	0
RE011	46 Redlands Road																								0	0	0	0	0	0	0	0
RE012	78-86 London Road																								0	0	0	0	0	0	0	0
RE013	Warwick House, Warwick Road	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Within 1-2 years of commencement	None		Achievable		0	0	0	0	0	0	0	0		10	0	0	0	0	0	0	0
RE014	Rear of 8-26 Redlands Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	Need to secure consent of other landowner		Achievable		0	0	0	0	0	0	0	0		10	0	0	0	0	0	0	0
RE015	Land adjacent to 40 Redlands Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/K			Achievable		0	0	0	0	0	0	0	0		29	0	0	0	0	0	-412	0
RE016	Dingley House, 3-5 Craven Road	Access available	Not known	No	None	No potential issues	No potential issues	Rentention of locally listed building	No potential issues	Not known	N/K	None		Potentially achievable		0	0	0	0	0	0	0	0		18	0	0	0	0	0	-1223	0
RE017	13-15 Craven Road																								0	0	0	0	0	0	0	0
RE018	Land rear of 8-14 Allcroft Road																								0	0	0	0	0	0	0	0
RE019	Aspen House, 300 Kings Road	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		78	-2883	0	0	0	0	0	0
SO001	Dellwood Hospital, Liebenrood Road																								0	0	0	0	0	0	0	0
SO002	Elvian School, Bath Road	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not required	Not known	None				0	0	0	0	0	0	0	0		118	0	0	0	0	0	5869	0
SO003	Alice Burrows Home, Dwyer Road	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		22	0	0	0	0	0	0	0
SO004	Land at Searles Farm																								0	0	0	0	0	0	0	0
SO005	Garages r/o 4-10 Frilsham Road																								0	0	0	0	0	0	0	0
SO006	72 Bath Road	Access available	No	No	Not known	Existing hotel location	No potential issues	Not known	N/A	Not known	N/A	None		Achievable		0	0	0	0	0	0	0	0		13	0	0	0	-98	0	0	-406
SO007	37 Circuit Lane																								0	0	0	0	0	0	0	0
SO008	Amethyst Lane	Access available	No	No	No potential issues	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Within 2-3 years of commencement	None		Achievable		0	0	0	0	0	0	0	0		40	0	0	0	0	0	-1720	0
TH001	Highdown School, Surley Row	Access available	No	No	Depends on finance available - potentially achievable	Not applicable	Not applicable	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	1200	0
TH003	Land adjacent to 54 Highdown Hill Road, Emmer Green																								0	0	0	0	0	0	0	0
TH004	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	Access not in place but straightforward to create	No	No	No potential issues	No potential issues	No likely issues	No	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		10	0	0	0	0	0	0	0
TH005	153 Hemdean Road																								0	0	0	0	0	0	0	0

TH006	142 Kidmore Road, Caversham																								0	0	0	0	0	0	0	0
TH007	The Arthur Clark Home, Dovedale Close	Access available	Not known	No	None known	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		43	0	0	0	0	0	0	0
TI001	Park Lane Primary School, The Laurels and Downing Road	Access to parts of site available. Access to Downing Road needs to be gained.	Not known	No	Depends on finance available - potentially achievable	No potential issues	No potential issues	Retention of at least part of school building.	Scheme centres around the provision of infrastructure.	Not known	Not known	None		Achievability unknown	If achievable, likely to be later in plan period.	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
TI003	Land at Coney Close/Meadway Comprehensive School	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	Within 5 years	None		Achievable		0	0	0	0	0	0	0	0		57	0	0	0	0	0	0	0
TI004	3-19 The Triangle, Tilehurst																								0	0	0	0	0	0	0	0
WH001	Worton Grange	Access available	No	No	No potential issues	No potential issues	None known	None known	Transport infrastructure to be provided, costs of which taken into account	Not known	Not known - build over potentially 3-4 years	None		Achievable	Under construction.	0	0	0	0	0	0	0	0		175	0	2452	6260	0	4134	0	2510
WH002	Part of former Berkshire Brewery Site	Access available	No	Unlikely - surrounded by employment uses	Potential viability issues, dependent on form of employment use	Clear market issues for office uses	Clear market issues for office uses	None known	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	12136	0	0	0	0	0
WH003	Land north of Manor Farm Road	Access available	Not known	Yes - need to avoid piecemeal release that leaves residential with an uncomfortable relationship with employment	Potential viability issues with loss of existing space	No potential issues	No potential issues	Contamination remediation	Not known	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		855	-19900	-27438	0	-3241	0	2500	0
WH004	Little Chef, Basingstoke Road																								0	0	0	0	0	0	0	0
WH005	400 Longwater Avenue	Access available	No	No	Affordable housing requirements may affect viability	Delivery of Green Park station affects achievability	No potential issues	No potential issues	No potential issues	Not required	Not known	None		Achievable		0	0	0	0	0	0	0	0		0	27207	0	0	0	0	0	0
WH006	Plot B, 600 South Oak Way	Access available	No	No	Affordable housing requirements may affect viability	Delivery of Green Park station affects achievability	No potential issues	No potential issues	No potential issues	Not required	Not known	None		Achievable		0	0	0	0	0	0	0	0		0	20430	0	0	0	0	0	0
WH007	Land west of A33 and north of Island Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	0	24200	0	0	0	0	0
WH008	Green Park Village, Longwater Avenue	New access junction to scheme completed.	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	Assumed development over 10 year period.	None	Under construction	Achievable		0	0	0	0	0	0	0	0		760	16000	0	684	0	0	190	0
WH009	Plot 17, 500-600 Longwater Avenue	Access available	No	No	Affordable housing requirements may affect viability	Delivery of Green Park station affects achievability	No potential issues	No potential issues	No potential issues	Not required	Not known	None		Achievable		0	0	0	0	0	0	0	0		0	22540	0	0	0	0	0	0
WH010	Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works	Access available	No	Adjacent to sewage treatment works, so certain uses 9e.g. residential) not achievable	Office development (as permitted) not viable. More mixed commercial likely to be viable	Has been recent market interest	See market attractiveness	Historic landfill requires substantial remediation.	Requirement to set aside some land for MRT route	Not known	Not known	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	29527	0	0	0	0	0
WH011	Foudry Place and 22 Commercial Road	Access available	No	No	None	Difficulty in attracting interest in offices in location due to not falling into a clear office	See market attractiveness	No potential issues	No potential issues	Not required	Could be 2017/18	None	Office may not be achievable. If not, serviced apartments or residential may be an alternative.	Potentially achievable		0	0	0	0	0	0	0	0		0	2295	0	0	0	1400	0	0
WH012	Madejski Stadium, Royal Way	Access available	Not known	Not known	Not known	N/A	N/A	Not known	Not known	Not known	Not known	Not known		Achievability unknown	Permission has been in place for a number of years with no indications that stadium expansion will take place in the foreseeable future.	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
WH013	Worton Drive	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	0	3038	0	0	0	0	1201
WH014	Land west of Longwater Avenue	Access available	No	No	None	Not applicable	Not applicable	None known	No potential issues	All funding secured.	By December 2018	None		Achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	6106
WH015	177 Basingstoke Road																																
WH016	Kennet Island Phase 3, Manor Farm Road	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	Flats all under construction, likely completion by 2018. Remaining blocks not	None		Achievable		0	0	0	0	0	0	0	0		272	0	0	0	0	0	0	0
WH017	Land south of Island Road at Smallmead	Means of access available, but detailed assessment still required.	No	No	None	No potential issues	No potential issues	Contamination requires further investigation due to location on historic landfill	Not known	Not required	Not known	None	Development of site can provide access to WH047	Achievable		0	0	0	0	0	0	0	0		0	0	85280	0	0	0	0	0
WH018	Land at the Madejski Stadium	Access available	No	No	None	No potential issues	No potential issues	Cost of remediation of contamination (if permitted).	No potential issues	Not required	Approximately 100 dwellings per year.	Need for relocation of training facility. Site identified, and an application lodged with Wokingham (162885).		Achievable		0	0	0	0	0	0	0	0		618	1972	0	1928	23035	23605	0	17300
WH019	Lancaster Jaguar, Bennet Road, Reading	Access available	No	No	None	No potential issues	No potential issues	No potential issues	No potential issues	Not required	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	3078
WH020	Land adjacent to Smallmead MRF Island Road	Means of access available, but detailed assessment still required.	No	No	None	No potential issues	No potential issues	Contamination requires further investigation due to location on historic landfill	Not known	Not required	Not known	None	Development of site can provide access to WH047	Achievable		0	0	0	0	0	0	0	0		0	0	7675	0	0	0	0	0
WH021	St Paul's Church and Hall																																
WH022	Land south of the M4																								0	0	0	0	0	0	0	0
WH023	448-452 Basingstoke Road																								0	0	0	0	0	0	0	0
WH024	472 Basingstoke Road, Transcental and Bennet Court, Bennet Road																								0	0	0	0	0	0	0	0
WH025	14 Bennet Road																								0	0	0	0	0	0	0	0
WH026	20-40 Bennet Road																								0	0	0	0	0	0	0	0
WH027	Darwin Close and 9-21 Bennet Road																								0	0	0	0	0	0	0	0
WH028	Smallmead Road																								0	0	0	0	0	0	0	0
WH029	Commercial Road East																								0	0	0	0	0	0	0	0
WH030	464-468 Basingstoke Road																								0	0	0	0	0	0	0	0
WH031	Acre Business Park																								0	0	0	0	0	0	0	0
WH032	478 Basingstoke Road																								0	0	0	0	0	0	0	0
WH033	1-4 Acre Road																								0	0	0	0	0	0	0	0
WH034	Arena Business Park, Acre Road																								0	0	0	0	0	0	0	0
WH035	Mayfield Trading Estate, Acre Road																								0	0	0	0	0	0	0	0
WH036	Office buildings, Worton Drive and Imperial Way																								0	0	0	0	0	0	0	0
WH037	Worton Drive industrial sites																								0	0	0	0	0	0	0	0
WH038	SEGRO Industrial site, Imperial Way																								0	0	0	0	0	0	0	0
WH039	Tesco Distribution Centre, Imperial Way																								0	0	0	0	0	0	0	0
WH040	Reading International Business Park																								0	0	0	0	0	0	0	0
WH041	100-350 Longwater Avenue																								0	0	0	0	0	0	0	0
WH042	100-400 Brook Drive																								0	0	0	0	0	0	0	0
WH043	450-500 Brook Drive																								0	0	0	0	0	0	0	0
WH044	550 South Oak Way																								0	0	0	0	0	0	0	0
WH045	16-18 Bennet Road	Access available	No	No	None known	No potential issues	No potential issues	No potential issues	No potential issues	Not known	N/A	None		Achievable		0	0	0	0	0	0	0	0		0	-576	2427	0	0	0	0	-1396
WH046	Land north of Island Road	Access available	No	No	None known	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	None		Achievable		0	0	0	0	0	0	0	0		0	0	11067	0	0	0	0	0
WH047	Land south of Smallmead MRF and north of Longwater Avenue	Access would need to be gained via WH020	Yes - see availability.	Not known	None	No potential issues	No potential issues	Contamination requires further investigation due to location on historic landfill	Not known	Not required	Not known	None		Achievable		0	0	0	0	0	0	0	0		0	0	12431	0	0	0	0	0
WH048	Unit 4 Brunel Retail Park	Access available	Not known	No	No potential issues	No potential issues	No potential issues	Not known	No potential issues	Not known	Not known	Not known		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	1053	0	0	0	0
XX001	Confidential Site 1																																
XX002	Confidential Site 2																																
XX003	Confidential Site 3																								0	0	0	0	0	0	0	0
XX004	Confidential Site 4																								0	0	0	0	0	0	0	0
XX005	Confidential Site 5																								0	0	0	0	0	0	0	0
XX006	Confidential Site 6																																
XX007	Confidential Site 7	Access available	No	No	Dependent on funds available.	Not applicable	Not applicable	No potential issues	No potential issues	Not known	Within 1-2 years of commencement	None		Potentially achievable		0	0	0	0	0	0	0	0		0	0	0	0	0	0	1700	0
XX008	Confidential Site 8																																
XX009	Confidential Site 9																								0	0	0	0	0	0	0	0
XX010	Confidential Site 10																								0	0	0	0	0	0	0	0
XX011	Confidential Site 11																																
XX012	Confidential Site 12																								0	0	0	0	0	0	0	0
XX013	Confidential Site 13																								0	0	0	0	0	0	0	0
XX014	Confidential Site 14																																

XX015	Confidential Site 15																								0	0	0	0	0	0	0	0
XX016	Confidential Area Regen 1																								0	0	0	0	0	0	0	0
XX017	Confidential Area Regen 2																								0	0	0	0	0	0	0	0
XX018	Confidential Area Regen 3																								0	0	0	0	0	0	0	0
XX019	Confidential Area Regen 4	Access available	Yes - highways issues with verge areas	No	Dependent on funds available, securing development partner	No potential issues	No potential issues	No potential issues	Not known	Not known	5-10 year build period	Considerable likely lead-in times to prepare for a very complicated development. Experience at Dee Park suggests that may not be achievable within plan period.		**Achievability unknown**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX020	Confidential Area Regen 5																								0	0	0	0	0	0	0	0
XX021	Confidential Area Regen 6	Access available	No	None	Development would require significant resources	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Not known	Significant resources required for a small net gain of dwellings and major upheaval for existing residents - unlikely to be achievable in timescales		**Unachievable**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX022	Confidential Area Regen 7																															
XX023	Confidential Area Regen 8																								0	0	0	0	0	0	0	0
XX024	Confidential Area Regen 9																															
XX025	Confidential Area Regen 10																															
XX026	Confidential Area Regen 11																								0	0	0	0	0	0	0	0
XX027	Confidential Area Regen 12	Access possible	Potential legal issues with loss of amenity land, would need to be overcome.	No	No potential issues	No potential issues	No potential issues	No potential issues	Not known	Would require development partner	Not known	None		**Achievability unknown**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
XX028	Confidential Area Regen 13	Access available	Not known	No	Yes - would require development of existing uses for a not very significant gain.	No potential issues	No potential issues	Not known	Not known	Not known	Not known	Likely to be significant difficulties in achieving a development, and as a result would be a lower priority for area regeneration. Highly unlikely to be in plan period		**Unachievable**		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0