

# **Planning Commitments for Employment Uses at March 2006**

## **Reading Borough**

A survey by the Joint Strategic Planning Unit  
and Reading Borough Council

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*Please note that the page numbering for this version of the document differs from the printed copy available from the Joint Strategic Planning Unit.*



## SUMMARY

This report looks at commitments for employment uses in Reading Borough at March 2006. It includes those sites that have been given planning permission hard commitments) and those which have been identified in principle as being suitable for development (soft commitments).

The report shows that:

- an overall loss of **9,210 sq m net<sup>a</sup>** of BIDS floorspace was completed between April 2005 and March 2006; and,
- an overall loss of **3,460 sq m net** of BIDS floorspace was newly permitted between April 2005 and March 2006.

As a result:

- **171,730 sq m net** of BIDS floorspace (plus **6,800 sq m** that was accepted in principle) was outstanding at March 2006.

The following table shows a breakdown of the BIDS floorspace (in square metres) permitted on greenfield<sup>b</sup> sites and on previously developed land<sup>c</sup> (brownfield).

	Completions	New Permissions	Outstanding Hard	Outstanding Soft
Greenfield	0	2,570	69,950	0
Brownfield	-9,210	-6,030	101,780	6,800
Total	-9,210	-3,460	171,730	6,800

<sup>a</sup> Net floorspace is calculated by reference to the gains and losses of gross floorspace in development.

<sup>b</sup> Greenfield (as defined in PPG3 Annex C) – includes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (i.e. parks, recreation grounds and allotments). It also includes land where the remains of any structure or activity have blended into the landscape to the extent that it can be considered to have become part of the natural surroundings.

<sup>c</sup> Previously developed land (as defined in PPG3 Annex C) – land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. It includes defence buildings and land used for minerals extraction and waste disposal where provision for restoration has not been made. Previously developed land can occur in both built-up and rural areas.

## **EXPLANATORY NOTES**

### **1 INTRODUCTION**

- 1.1 This Report is one of a series of reports produced for each local authority within the Berkshire area, except for the Royal Borough of Windsor and Maidenhead, which has produced its report independently. The above reports are available from the Joint Strategic Planning Unit. Please contact:

**Mrs G Bennett or Ms D Bennett**  
**Joint Strategic Planning Unit**  
**St Mary's House**  
**c/o Town Hall**  
**St Ives Road**  
**Maidenhead**  
**Berkshire**  
**SL6 1RF**

**Tel: 01628 796768**

- 1.2 Further copies of this report are also available from:

**Planning & Transport**  
**Environment Directorate**  
**Reading Borough Council**  
**Civic Centre**  
**Reading RG1 7TD**

**Tel: 0118 939 0650.**

- 1.3 This report provides information at the nominal base date of 31 March 2006 about current planning permissions, and commitments in principle, for industrial, commercial and retail development in the administrative area of Reading Borough Council. Details of development progress are given, so that schemes not yet started, those under construction, and those completed (vacant or occupied) at March 2006 can be identified.
- 1.4 This survey of commitments was undertaken by staff from the Joint Strategic Planning Unit in conjunction with staff from Reading Borough Council.

## **2 THE DEFINITION AND NATURE OF COMMITMENTS**

- 2.1 A commitment is defined as an amount of development which has been approved for a particular use. Each commitment is expressed both in terms of the gross<sup>d</sup> and net<sup>e</sup> floorspace involved in a particular scheme. Where floorspace figures are not provided in a planning application, the area of the site is given in hectares. Floorspace figures are expressed in square metres. There are two types of commitment:

- 1 Hard commitment – a site with the benefit of a valid planning permission;
- 2 Soft commitment – a site regardless of size without a valid planning permission but which has been identified in local plans or is subject to an outstanding Section 106 agreement. These are allocated to the following categories:
  - A a development for which approval has been indicated but remains subject to an outstanding Section 106 agreement;
  - B a development which has been identified in a local plan but which has no formal planning permission.

- 2.2 A soft commitment does not represent a legal commitment to development comparable with an outstanding planning permission (i.e. a hard commitment). The continuing acceptability of a particular soft commitment, together with the details of the development, are considered by the local planning authority when determining a planning application.

## **3 RELEVANT LAND USES**

- 3.1 The land use categories in the survey are based on the uses contained in the Town and Country Planning (Use Classes) Order 1990, as amended the Use Classes (Amendment) Order 2005<sup>f</sup>. An outline specification for each use is given below:

- A1 Shops and premises for selling goods. Retail warehouses, post offices, travel agents and internet cafes are included in this category, but not amusement arcades, garages, restaurants or shops selling hot food for consumption off the premises.
- A2 Independent office premises in use for financial and professional services where the majority of services are provided to visiting members of the public. Banks, estate agents, employment agencies and solicitors are included in this category but not taxi businesses.
- A3 Restaurants and cafes where the primary purpose is the sale and consumption of food and light refreshment on the premises.
- A4 Drinking establishments i.e. Public Houses, Wine Bars or other drinking establishments.
- A5 Hot Food Take-aways where the primary purpose is the sale of hot food to take away.
- B1 Independent office uses (other than for A2 above), research and development of products or processes and light industrial uses.

<sup>d</sup> Gross floorspace is calculated as the total internal area (up to and including the walls) of the proposed development. It includes the floorspace devoted to corridors, toilets, storage, etc. It does not include any area external to an existing or proposed building.

<sup>e</sup> Net floorspace is calculated by reference to the gains and losses of gross floorspace in development.

<sup>f</sup> The Use Classes Amendment Order 2005 brought in two new use classes; these were for the introduction of A4 and A5 uses details of which are included above.



- B2<sup>9</sup> General industrial uses.
- B8 Buildings used independently of other uses for storage and/or wholesale distribution. Open storage is excluded for the purposes of this exercise.
- C1 Hotels and guest houses but not hostels.
- C2 Residential institutions. This category includes hospitals, nursing homes, residential schools or training centres and premises used for the provision of residential accommodation for those in need of a significant amount of care.
- D1 Non-residential institutions. This category includes premises used for medical or health services, day nurseries, schools, public libraries and museums.
- D2 Assembly and leisure, including cinemas, casinos, gymnasiums and swimming pools but excluding theatres and nightclubs.
- SG Sui Generis. This comprises uses that do not fall within the specified use classes.

3.2 Developments are only recorded in the schedules if the net change in floorspace is 100 sq m or more in any use class, or if the gross floorspace is greater than 500 sq m. They are classified into one or a combination of the site uses explained above, by using the definition of development given on the planning application forms and decision notices.

3.3 Commitments are assigned to the various land use categories in the report on the basis of the type of use that forms the main or principal component, except where there is an obvious joint main use on the site. Commitments that are for a range of business (B1), industrial (B2) and/or warehousing (B8) are attributed to the business use class (B1), since that is considered to be the use with the potential to generate the greatest amount of employment per unit area. It is, however, recognised that the floorspace could be used for industrial (B2) or warehousing (B8) purposes. Ancillary floorspace is included within the main use, e.g. a development of 1,000 sq m of B8 (warehousing) floorspace plus 200 sq m of ancillary B1 (office) floorspace is recorded as 1,200 sq m under the main site use which in this instance would be B8 (warehousing).

3.4 A change of use from one main site use to another is recorded as a gain for one use and a loss of another, e.g. A1 (retail) -200 sq m; B1 (office) +200 sq m.

3.5 The net change in floorspace disregards unauthorised uses and takes into account permitted uses only. For instance, a permission for the redevelopment of premises being occupied for B1 uses without consent, will result in an addition of the gross floorspace of the new B1 building to the commitment total.

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<sup>9</sup> Following the amendment of the Town and Country Planning (Use Classes) Order in February 1995, industrial processes previously falling within classes B3-B7 (special industrial) now fall within class B2.

## **4 METHODOLOGY**

4.1 The 2005 Survey has been updated to 2006 in four stages:

- (1) Outstanding commitments at March 2005 were identified from the previous survey<sup>h</sup>.
- (2) Relevant planning permissions granted between 1 April 2005 and 31 March 2006 were identified. The initial source of information on new permissions is generally the computerised Planning Applications and Commitments System (PACS). Individual planning application forms and decision notices were examined where necessary. In cases where more than one permission relates to the same site, the floorspace applicable to the most recent permission is counted as it is assumed that this is the permission most likely to be implemented. Reference is however made to any alternative permissions in the text. Once it is clear which permission is being implemented, any alternative proposals are superseded.
- (3) Each new commitment was allocated to a use class.
- (4) Building progress at 31 March 2006 was established for both commitments outstanding at March 2005 and the more recent commitments. Building progress was classified as 'not started', 'under construction' or 'completed'. Prior to 2003 sites that were 'vacant' or 'partly vacant' have been indicated separately and counted as being 'outstanding', however, these sites are now counted as 'completed' with a comment in the 'Description' field as to the occupancy.

4.2 Commitments which have been completed and occupied and permissions which lapsed in the period 1 April 2005 to 31 March 2006, are listed in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are accumulated separately in Tables 7, 14 and 21.

4.3 Sites with alternative permissions for a residential development or an employment development are included in both this document and Planning Commitments for Housing At March 2006 – Reading Borough.

## **5 SUMMARY OF CONTENTS**

5.1 Part A of the report contains summary tables for various areas within the Borough and the Borough as a whole. Tables 1 to 14 provide a summary of the position in respect of the main site uses for all the outstanding commitments at March 2006 (hard and soft), completions 2005-2006, new permissions 2005-2006 and lapsed permissions 2005-2006. Tables 1 to 7 give details of the net change in floorspace whilst tables 8 to 14 give details of gross floorspace figures. The 'other' category used in these tables includes development falling within the following classes:

- A3 Restaurants and Cafes
  - A4 Drinking Establishments
  - A5 Hot Food Take-aways
  - C1 Hotels
  - C2 Residential Institutions
  - D1 Non-Residential Institutions
  - D2 Assembly and Leisure
- Sui Generis (uses that do not fall within the specified use classes).

Tables 15 to 21 give a breakdown of the net change in floorspace for these land uses.

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<sup>h</sup> Planning Commitments for Employment Uses at March 2005 – The Berkshire Area.



- 5.2 Where a site is subject to a hard commitment and an alternative soft commitment, a note is included within the description and the floorspace figures applicable to the soft commitment are excluded from the tables to avoid double-counting. If the soft commitment figures exceed those of the hard commitment, the balance of the soft commitment is counted.
- 5.3 Part B of the report contains schedules listing the individual hard commitments followed by the soft commitments. The soft commitments are divided into two categories on the schedules as described in paragraph 2.1. Both schedules are sub-divided as follows:
- Central Reading  
Rest of Reading Borough  
(The sub-areas are further sub-divided into the main industrial areas and wards).
- 5.4 Part C of the report contains a summary of past development trends.

## **6 FORMAT OF INDIVIDUAL COMMITMENTS**

- 6.1 The survey presents information on commitments outstanding at 31 March 2006, together with completed developments and lapsed permissions during 2005-2006.
- 6.2 Each entry states:
- the area/sub area based site code used by the Joint Unit for each UA within the Berkshire area;
  - the applicant's name;
  - the address of the site;
  - the application number (App. no.);
  - when it was permitted (Pmtd.) i.e. the date of the decision letter;
  - the type of permission granted – Outline, Full, Reserved Matters, Variations to conditions (Var) & Certificate of Lawful Existing Use (CLE);
  - the site area in hectares, where known. This includes the building itself and the remaining part of the site covered by estate roads, car parking and incidental open space associated with the development;
  - the permitted gross and net change in floorspace. This is recorded in square metres against the appropriate development type (A1, A2, A3, A4, A5, B1, B2, B8, C1, C2, D1, D2, SG (sui generis));
  - the building progress. This indicates whether at March 2006 the development was 'not started' (N/S), 'under construction' (U/C) or 'completed'. For 'completed' sites, a note is added to the Description field to indicate if the site was vacant or partly vacant. 'Lapsed' means that the permission expired between April 2005 and March 2006;
  - description of development and comments (COU denotes change of use);
  - the borough's reference number (R.B.C. Reference);
  - the status of the site i.e. greenfield (GF), previously developed land - brownfield (PDL) or a mixture of both uses (GF/PDL);
  - the Existing and Proposed Land Uses.

- 6.3 A '+' in the left hand column is used to signify a permission granted between 1 April 2005 and 31 March 2006. A '\*' also appears where the permission relates to a site that was not already the subject of a similar outstanding commitment at 31 March 2005. Only permissions marked by an '\*' are counted in summary tables 6, 13 and 20 which are concerned with 'new' floorspace permitted during 2005-2006. For example, the floorspace applicable to the approval of reserved matters during 2005-2006 would not be counted in tables 6, 13 or 20 where the relevant outline permission had been granted prior to April 2005.
- 6.4 Some large sites are subject to an overall outline permission, reserved matters and full permissions for particular developments on various parts of the site. In such cases the schedules list and bracket together these permissions. The floorspace and/or the site area remaining under the original outline consent is detailed under a separate record. This includes all floorspace that has not been started and thus takes into account any lapsed or superseded permissions.

**A**

**Summary Tables for  
Sub Areas and Borough**

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## NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 1 Planning Permissions (Hard Commitments) Not Started - Net

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	-6,095	-1,729	71,624	-176	0	34,816
Forbury Industrial Park	110	0	-5,434	0	0	960
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>-5,985</b>	<b>-1,729</b>	<b>66,190</b>	<b>-176</b>	<b>0</b>	<b>35,776</b>
Acre Road/Bennet Road	0	0	-1,114	0	1,732	1,750
Manor Farm/Gillette Way	464	0	11,150	0	0	6,045
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,450	0
Worton Grange	0	0	33,910	-492	0	-3,785
Portman Road/Deacon Way	403	0	446	-3,455	325	-22
Green Park	0	0	69,948	0	0	6,815
Caversham	-147	0	925	0	-1,857	-524
Tilehurst	0	0	-519	0	-192	2,005
Rest of Reading Borough	9,211	0	-3,846	0	3,238	22,884
<b>Total for Rest of Reading Borough</b>	<b>9,931</b>	<b>0</b>	<b>110,900</b>	<b>-3,947</b>	<b>4,696</b>	<b>35,168</b>
<b>Reading Borough</b>	<b>3,946</b>	<b>-1,729</b>	<b>177,090</b>	<b>-4,123</b>	<b>4,696</b>	<b>70,944</b>

## NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 2 Planning Permissions (Hard Commitments) Under Construction - Net

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	927	0	-6,252	-1,384	0	18,849
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>927</b>	<b>0</b>	<b>-6,252</b>	<b>-1,384</b>	<b>0</b>	<b>18,849</b>
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	2,798	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	-3,536	3,536	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	-1,874
Tilehurst	0	0	0	0	0	109
Rest of Reading Borough	31	0	-1,097	0	0	10,249
<b>Total for Rest of Reading Borough</b>	<b>31</b>	<b>0</b>	<b>1,701</b>	<b>-3,536</b>	<b>3,536</b>	<b>8,484</b>
<b>Reading Borough</b>	<b>958</b>	<b>0</b>	<b>-4,551</b>	<b>-4,920</b>	<b>3,536</b>	<b>27,333</b>



## NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 3 Planning Permissions (Hard Commitments) Outstanding - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	-5,168	-1,729	65,372	-1,560	0	53,665
Forbury Industrial Park	110	0	-5,434	0	0	960
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>-5,058</b>	<b>-1,729</b>	<b>59,938</b>	<b>-1,560</b>	<b>0</b>	<b>54,625</b>
Acre Road/Bennet Road	0	0	-1,114	0	1,732	1,750
Manor Farm/Gillette Way	464	0	11,150	0	0	6,045
Rose Kiln Lane S/Boulton Rd	0	0	2,798	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,450	0
Worton Grange	0	0	33,910	-492	0	-3,785
Portman Road/Deacon Way	403	0	446	-6,991	3,861	-22
Green Park	0	0	69,948	0	0	6,815
Caversham	-147	0	925	0	-1,857	-2,398
Tilehurst	0	0	-519	0	-192	2,114
Rest of Reading Borough	9,242	0	-4,943	0	3,238	33,133
<b>Total for Rest of Reading Borough</b>	<b>9,962</b>	<b>0</b>	<b>112,601</b>	<b>-7,483</b>	<b>8,232</b>	<b>43,652</b>
<b>Reading Borough</b>	<b>4,904</b>	<b>-1,729</b>	<b>172,539</b>	<b>-9,043</b>	<b>8,232</b>	<b>98,277</b>

\*Includes developments not started & under construction (sum of tables 1 and 2).

## NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

**Table 4 Proposals Without Permission But Accepted In Principle (Soft Commitments) - Net\***

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	0	0	6,800	0	0	0
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>0</b>	<b>0</b>	<b>6,800</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	0
<b>Total for Rest of Reading Borough</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Reading Borough</b>	<b>0</b>	<b>0</b>	<b>6,800</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Figures include categories A and B on the soft commitments schedule. (See paragraph 2.1 of Explanatory Notes)

## NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 5 Completions During 2005-2006 - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	285	-433	-11,051	0	-900	992
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>285</b>	<b>-433</b>	<b>-11,051</b>	<b>0</b>	<b>-900</b>	<b>992</b>
Acre Road/Bennet Road	0	0	0	1,067	0	-1,250
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	762	0	-425	0	5,170	425
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	2,722	-586	-3,305	0
Green Park	0	0	0	0	0	0
Caversham	-157	271	0	0	0	-58
Tilehurst	0	0	-1,535	0	0	1,629
Rest of Reading Borough	-502	250	-151	-2,058	1,846	3,557
<b>Total for Rest of Reading Borough</b>	<b>103</b>	<b>521</b>	<b>611</b>	<b>-1,577</b>	<b>3,711</b>	<b>4,303</b>
<b>Reading Borough</b>	<b>388</b>	<b>88</b>	<b>-10,440</b>	<b>-1,577</b>	<b>2,811</b>	<b>5,295</b>

\*Includes developments completed but vacant or partially vacant & those fully occupied.

## NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 6 New Floorspace Permitted During 2005-2006 - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	-753	-1,263	-9,784	-176	-900	5,549
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>-643</b>	<b>-1,263</b>	<b>-9,784</b>	<b>-176</b>	<b>-900</b>	<b>6,509</b>
Acre Road/Bennet Road	0	0	-1,114	0	0	1,114
Manor Farm/Gillette Way	464	0	0	0	0	6,045
Rose Kiln Lane S/Boulton Rd	0	0	2,373	0	525	425
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,450	0
Worton Grange	0	0	0	5,376	0	0
Portman Road/Deacon Way	0	0	2,722	-3,833	-58	0
Green Park	0	0	2,570	0	0	0
Caversham	282	0	925	0	0	-3,787
Tilehurst	0	0	-1,535	0	0	1,641
Rest of Reading Borough	144	250	-4,298	-181	2,473	8,100
<b>Total for Rest of Reading Borough</b>	<b>890</b>	<b>250</b>	<b>1,643</b>	<b>1,362</b>	<b>4,390</b>	<b>13,538</b>
<b>Reading Borough</b>	<b>247</b>	<b>-1,013</b>	<b>-8,141</b>	<b>1,186</b>	<b>3,490</b>	<b>20,047</b>

\*Refer to paragraph 6.3 of Explanatory Notes for definition of new floorspace counted.

## NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 7 Lapsed Floorspace During 2005-2006 - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	-190	0	2,159	0	0	0
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>-190</b>	<b>0</b>	<b>2,159</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd		0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	325	0	-325
Green Park	0	0	0	0	0	0
Caversham	287	0	0	0	0	45
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	-394	0	814	0	-570	170
<b>Total for Rest of Reading Borough</b>	<b>-107</b>	<b>0</b>	<b>814</b>	<b>325</b>	<b>-570</b>	<b>-110</b>
<b>Reading Borough</b>	<b>-297</b>	<b>0</b>	<b>2,973</b>	<b>325</b>	<b>-570</b>	<b>-110</b>

\*Refer to paragraph 4.2 of Explanatory Notes.



## GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 8 Planning Permissions (Hard Commitments) Not Started - Gross

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	4,811	661	110,506	0	0	35,911
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>4,921</b>	<b>661</b>	<b>110,506</b>	<b>0</b>	<b>0</b>	<b>36,871</b>
Acre Road/Bennet Road	0	0	0	0	5,753	1,750
Manor Farm/Gillette Way	464	0	11,150	0	0	6,045
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,950	0
Worton Grange	0	0	33,910	5,376	0	1,370
Portman Road/Deacon Way	403	0	446	0	325	424
Green Park	0	0	69,948	0	0	6,815
Caversham	168	0	925	0	0	1,011
Tilehurst	0	0	0	0	179	2,066
Rest of Reading Borough	9,417	0	138	0	4,302	30,609
<b>Total for Rest of Reading Borough</b>	<b>10,452</b>	<b>0</b>	<b>116,517</b>	<b>5,376</b>	<b>12,509</b>	<b>50,090</b>
<b>Reading Borough</b>	<b>15,373</b>	<b>661</b>	<b>227,023</b>	<b>5,376</b>	<b>12,509</b>	<b>86,961</b>

## GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

**Table 9 Planning Permissions (Hard Commitments) Under Construction - Gross**

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	1,844	0	0	0	0	18,849
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>1,844</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,849</b>
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	2,798	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	3,536	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	109
Rest of Reading Borough	162	0	0	0	0	20,780
<b>Total for Rest of Reading Borough</b>	<b>162</b>	<b>0</b>	<b>2,798</b>	<b>0</b>	<b>3,536</b>	<b>20,889</b>
<b>Reading Borough</b>	<b>2,006</b>	<b>0</b>	<b>2,798</b>	<b>0</b>	<b>3,536</b>	<b>39,738</b>

## GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 10 Planning Permissions (Hard Commitments) Outstanding - Gross\*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	6,655	661	110,506	0	0	54,760
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>6,765</b>	<b>661</b>	<b>110,506</b>	<b>0</b>	<b>0</b>	<b>55,720</b>
Acre Road/Bennet Road	0	0	0	0	5,753	1,750
Manor Farm/Gillette Way	464	0	11,150	0	0	6,045
Rose Kiln Lane S/Boulton Rd	0	0	2,798	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,950	0
Worton Grange	0	0	33,910	5,376	0	1,370
Portman Road/Deacon Way	403	0	446	0	3,861	424
Green Park	0	0	69,948	0	0	6,815
Caversham	168	0	925	0	0	1,011
Tilehurst	0	0	0	0	179	2,175
Rest of Reading Borough	9,579	0	138	0	4,302	51,389
<b>Total for Rest of Reading Borough</b>	<b>10,614</b>	<b>0</b>	<b>119,315</b>	<b>5,376</b>	<b>16,045</b>	<b>70,979</b>
<b>Reading Borough</b>	<b>17,379</b>	<b>661</b>	<b>229,821</b>	<b>5,376</b>	<b>16,045</b>	<b>126,699</b>

\*Includes developments not started & under construction (sum of tables 8 and 9).

## GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 11 Proposals Without Permission But Accepted In Principle (Soft Commitments) - Gross\*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	0	0	6,800	0	0	0
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>0</b>	<b>0</b>	<b>6,800</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	0
<b>Total for Rest of Reading Borough</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Reading Borough</b>	<b>0</b>	<b>0</b>	<b>6,800</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Figures include categories A and B on the soft commitments schedule. (See paragraph 2.1 of Explanatory Notes)

## GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 12 Completions During 2005-2006 - Gross\*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	856	68	1,047	0	0	3,872
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>856</b>	<b>68</b>	<b>1,047</b>	<b>0</b>	<b>0</b>	<b>3,872</b>
Acre Road/Bennet Road	0	0	0	1,067	0	348
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	762	0	0	0	5,170	425
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	3,385	0	1,249	0
Green Park	0	0	0	0	0	0
Caversham	114	271	0	0	0	1,940
Tilehurst	0	0	0	0	0	1,773
Rest of Reading Borough	0	250	764	0	2,051	7,067
<b>Total for Rest of Reading Borough</b>	<b>876</b>	<b>521</b>	<b>4,149</b>	<b>1,067</b>	<b>8,470</b>	<b>11,553</b>
<b>Reading Borough</b>	<b>1,732</b>	<b>589</b>	<b>5,196</b>	<b>1,067</b>	<b>8,470</b>	<b>15,425</b>

\*Includes developments completed but vacant or partially vacant & those fully occupied.



## GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 13 New Floorspace Permitted During 2005-2006 - Gross\*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	350	183	2,413	0	0	7,289
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>460</b>	<b>183</b>	<b>2,413</b>	<b>0</b>	<b>0</b>	<b>8,249</b>
Acre Road/Bennet Road	0	0	0	0	0	1,114
Manor Farm/Gillette Way	464	0	0	0	0	6,045
Rose Kiln Lane S/Boulton Rd	0	0	2,798	0	525	425
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,950	0
Worton Grange	0	0	0	5,376	0	0
Portman Road/Deacon Way	0	0	3,385	0	4,496	0
Green Park	0	0	2,570	0	0	0
Caversham	282	0	925	0	0	0
Tilehurst	0	0	0	0	0	1,846
Rest of Reading Borough	521	250	181	0	3,410	20,456
<b>Total for Rest of Reading Borough</b>	<b>1,267</b>	<b>250</b>	<b>9,859</b>	<b>5,376</b>	<b>10,381</b>	<b>29,886</b>
<b>Reading Borough</b>	<b>1,727</b>	<b>433</b>	<b>12,272</b>	<b>5,376</b>	<b>10,381</b>	<b>38,135</b>

\*Refer to paragraph 6.3 of Explanatory Notes for definition of new floorspace counted.

## GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

Table 14 Lapsed Floorspace During 2005-2006 - Gross\*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	475	0	4,413	0	0	0
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>475</b>	<b>0</b>	<b>4,413</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	325	0	0
Green Park	0	0	0	0	0	0
Caversham	287	0	0	0	0	423
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	114	0	1,120	0	1,680	170
<b>Total for Rest of Reading Borough</b>	<b>401</b>	<b>0</b>	<b>1,120</b>	<b>325</b>	<b>1,680</b>	<b>593</b>
<b>Reading Borough</b>	<b>876</b>	<b>0</b>	<b>5,533</b>	<b>325</b>	<b>1,680</b>	<b>593</b>

\*Refer to paragraph 4.2 of Explanatory Notes.

## NET FIGURES FOR BREAKDOWN OF 'OTHER' USES

**Table 15 Planning Permissions (Hard Commitments) Not Started - Net**

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	1,352	-220	0	23,114	0	4,283	5,774	513
Forbury Industrial Park	230	0	0	0	0	180	550	0
Gasworks Site	0	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>1,582</b>	<b>-220</b>	<b>0</b>	<b>23,114</b>	<b>0</b>	<b>4,463</b>	<b>6,324</b>	<b>513</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0	1,750
Manor Farm/Gillette Way	0	0	0	0	0	969	5,076	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	-3,785
Portman Road/Deacon Way	0	0	0	0	0	-287	0	265
Green Park	0	0	0	0	0	0	0	6,815
Caversham	0	-255	0	0	0	813	-122	-960
Tilehurst	0	0	0	0	0	2,005	0	0
Rest of Reading Borough	435	0	0	3,546	10,611	6,850	-1,531	2,973
<b>Total for Rest of Reading Borough</b>	<b>435</b>	<b>-255</b>	<b>0</b>	<b>3,546</b>	<b>10,611</b>	<b>10,350</b>	<b>3,423</b>	<b>7,058</b>
<b>Reading Borough</b>	<b>2,017</b>	<b>-475</b>	<b>0</b>	<b>26,660</b>	<b>10,611</b>	<b>14,813</b>	<b>9,747</b>	<b>7,571</b>

Note: Refer to paragraph 5.1 of Explanatory Notes for definition of Use Classes in above tables.

Note: Where no floorspace figures are available, site area has not been substituted.

## NET FIGURES FOR BREAKDOWN OF 'OTHER' USES

Table 16 Planning Permissions (Hard Commitments) Under Construction - Net

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	1,220	0	0	17,629	0	0	0	0
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>1,220</b>	<b>0</b>	<b>0</b>	<b>17,629</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	-1,874	0	0	0
Tilehurst	0	0	0	0	0	109	0	0
Rest of Reading Borough	-23	0	0	4,761	1,774	6,143	-1,100	-1,306
<b>Total for Rest of Reading Borough</b>	<b>-23</b>	<b>0</b>	<b>0</b>	<b>4,761</b>	<b>-100</b>	<b>6,252</b>	<b>-1,100</b>	<b>-1,306</b>
<b>Reading Borough</b>	<b>1,197</b>	<b>0</b>	<b>0</b>	<b>22,390</b>	<b>-100</b>	<b>6,252</b>	<b>-1,100</b>	<b>-1,306</b>

Note: Refer to paragraph 5.1 of Explanatory Notes for definition of Use Classes in above tables.

Note: Where no floorspace figures are available, site area has not been substituted.

## NET FIGURES FOR BREAKDOWN OF 'OTHER' USES

Table 17 Planning Permissions (Hard Commitments) Outstanding - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	2,572	-220	0	40,743	0	4,283	5,774	513
Forbury Industrial Park	230	0	0	0	0	180	550	0
Gasworks Site	0	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>2,802</b>	<b>-220</b>	<b>0</b>	<b>40,743</b>	<b>0</b>	<b>4,463</b>	<b>6,324</b>	<b>513</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0	1,750
Manor Farm/Gillette Way	0	0	0	0	0	969	5,076	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	-3,785
Portman Road/Deacon Way	0	0	0	0	0	-287	0	265
Green Park	0	0	0	0	0	0	0	6,815
Caversham	0	-255	0	0	-1,874	813	-122	-960
Tilehurst	0	0	0	0	0	2,114	0	0
Rest of Reading Borough	412	0	0	8,307	12,385	12,993	-2,631	1,667
<b>Total for Rest of Reading Borough</b>	<b>412</b>	<b>-255</b>	<b>0</b>	<b>8,307</b>	<b>10,511</b>	<b>16,602</b>	<b>2,323</b>	<b>5,752</b>
<b>Reading Borough</b>	<b>3,214</b>	<b>-475</b>	<b>0</b>	<b>49,050</b>	<b>10,511</b>	<b>21,065</b>	<b>8,647</b>	<b>6,265</b>

\*Includes developments not started & under construction (sum of tables 15 and 16).

Note: Refer to paragraph 5.1 of Explanatory Notes for definition of Use Classes in above tables.

Note: Where no floorspace figures are available, site area has not been substituted.



## NET FIGURES FOR BREAKDOWN OF 'OTHER' USES

**Table 18 Proposals Without Permission But Accepted In Principle (Soft Commitments) - Net\***

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	0	0	0	0	0	0	0	0
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	0	0	0
<b>Total for Rest of Reading Borough</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Reading Borough</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Figures include categories A and B on the soft commitments schedule. (See paragraph 2.1 of Explanatory Notes)

Note: Refer to paragraph 5.1 of Explanatory Notes for definition of Use Classes in above tables.

Note: Where no floorspace figures are available, site area has not been substituted.

## NET FIGURES FOR BREAKDOWN OF 'OTHER' USES

Table 19 Completions During 2005-2006 - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	-702	0	0	2,548	0	-261	0	-593
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>-702</b>	<b>0</b>	<b>0</b>	<b>2,548</b>	<b>0</b>	<b>-261</b>	<b>0</b>	<b>-593</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0	-1,250
Manor Farm/Gillette Way	0	0	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	425
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0	0
Caversham	0	-1,322	0	0	0	998	266	0
Tilehurst	0	0	0	0	94	0	1,535	0
Rest of Reading Borough	-145	0	50	0	3,343	-460	205	564
<b>Total for Rest of Reading Borough</b>	<b>-145</b>	<b>-1,322</b>	<b>50</b>	<b>0</b>	<b>3,437</b>	<b>538</b>	<b>2,006</b>	<b>-261</b>
<b>Reading Borough</b>	<b>-847</b>	<b>-1,322</b>	<b>50</b>	<b>2,548</b>	<b>3,437</b>	<b>277</b>	<b>2,006</b>	<b>-854</b>

\*Includes developments completed but vacant or partially vacant & those fully occupied.

Note: Refer to paragraph 5.1 of Explanatory Notes for definition of Use Classes in above tables.

Note: Where no floorspace figures are available, site area has not been substituted.

## NET FIGURES FOR BREAKDOWN OF 'OTHER' USES

Table 20 New Floorspace Permitted During 2005-2006 - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	441	-220	0	5,859	0	3	173	-707
Forbury Industrial Park	230	0	0	0	0	180	550	0
Gasworks Site	0	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>671</b>	<b>-220</b>	<b>0</b>	<b>5,859</b>	<b>0</b>	<b>183</b>	<b>723</b>	<b>-707</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0	1,114
Manor Farm/Gillette Way	0	0	0	0	0	969	5,076	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	425
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0	0
Caversham	0	-1,577	0	0	-1,874	0	-336	0
Tilehurst	0	0	0	0	-144	250	1,535	0
Rest of Reading Borough	120	0	50	415	710	5,988	-485	1,302
<b>Total for Rest of Reading Borough</b>	<b>120</b>	<b>-1,577</b>	<b>50</b>	<b>415</b>	<b>-1,308</b>	<b>7,207</b>	<b>5,790</b>	<b>2,841</b>
<b>Reading Borough</b>	<b>791</b>	<b>-1,797</b>	<b>50</b>	<b>6,274</b>	<b>-1,308</b>	<b>7,390</b>	<b>6,513</b>	<b>2,134</b>

\*Refer to paragraph 6.3 of Explanatory Notes for definition of new floorspace counted.

Note: Refer to paragraph 5.1 of Explanatory Notes for definition of Use Classes in above tables.

Note: Where no floorspace figures are available, site area has not been substituted.

## NET FIGURES FOR BREAKDOWN OF 'OTHER' USES

Table 21 Lapsed Floorspace During 2005-2006 - Net\*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	0	0	0	0	0	0	0	0
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
<b>Total for Central Reading</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	-325
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	223	0	-178
Tilehurst	0	0	0	0	0	0	0	0
Rest of Reading Borough	170	0	0	0	0	0	0	0
<b>Total for Rest of Reading Borough</b>	<b>170</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>223</b>	<b>0</b>	<b>-503</b>
<b>Reading Borough</b>	<b>170</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>223</b>	<b>0</b>	<b>-503</b>

\*Refer to paragraph 4.2 of Explanatory Notes.

Note: Refer to paragraph 5.1 of Explanatory Notes for definition of Use Classes in above tables.

Note: Where no floorspace figures are available, site area has not been substituted.



**B**

**Detailed Schedules of  
Individual Hard & Soft  
Commitments**

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# Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
( Central Reading Central Reading EA990/1	The Mildmay Partnership St Lawrence Hall/Abbey Mill House ABBEY SQUARE	App no 201/00833 Pmt'd Jul 2002 Full Site Area 0.00	A3 B1	0 0	0 0		N/S N/S	Redevelopment of offices (3,100 sq.m.) & public house (1,375 sq.m.) to provide offices (13,122 sq.m.), thirty-two flats, restaurant plus parking. Demolition complete at March 2004. See 04/00282 for alternative development. District Ref: 01/00833/F PDL	Offices Offices Public House	Offices Residential Restaurants
( EA990/2	The Mildmay Partnership St Lawrence Hall/Abbey Mill House ABBEY SQUARE	App no 204/00282 Pmt'd Nov 2004 Full Site Area 0.21	A3 B1	0 13122	0 13122		N/S N/S	Redevelopment of offices (3,100 sq.m.) & public house (1,375 sq.m.) to provide offices, thirty two flats and restaurant with access and car parking. Revised scheme to 01/00833 (full) with addition of 13th floor. Demolition complete at March 2004. District Ref: 04/00282/F PDL	Offices Offices Public House	Offices Residential Restaurants
EA1010/1	Broad Street Mall S A R L Basement BROAD STREET MALL	App no 201/01408 Pmt'd Jan 2002 Full Site Area 0.30	A1 D2	0 3009	-3009 3009		N/S N/S	COU from vacant storage area ancillary to retail use to a health club. District Ref: 01/01408/F PDL	Retail - Shops	Athletics
( EA1018/1	Broad Street Mall Units 39 & 41 BROAD STREET MALL	App no 203/00672 Pmt'd Jun 2003 Full Site Area 0.00	A1 A2	0 0	0 0		N/S N/S	COU from financial and professional services (821 sq.m.) to retail (821 sq.m.). See 03/00752 (full) for alternative development. District Ref: 03/00672/F PDL	Financial/Prof	Retail - Shops
( EA1018/2	Broad Street Mall Units 39 & 41 BROAD STREET MALL	App no 203/00752 Pmt'd Aug 2003 Full Site Area 0.04	A1 A2	821 0	821 -821		N/S N/S	COU from financial and professional services to retail. See 03/00672 (full) for alternative development. District Ref: 03/00752/F PDL	Financial/Prof	Retail - Shops
EA1022/1	G H Marshall Ltd 10-14 CAREY STREET	App no 204/00199 Pmt'd May 2004 Full Site Area 0.07	B1	0	-660		N/S	Redevelopment of light industrial buildings to provide four 1-bed flats, twelve 2/3 bed dwellings, demolition of two dwellings. District Ref: 04/00199/F PDL	Light industry	Residential
EA1029/1	Mr P Thompson Glasson House 3-5 CASTLE STREET	App no 204/00351 Pmt'd Jun 2004 Full Site Area 0.02	B1	0	-320		N/S	COU from offices to three dwellings. District Ref: 04/00351/F PDL	Offices	Residential
( EA1035/1	Alba Life Ltd 41 CASTLE STREET	App no 200/01560 Pmt'd Nov 2001 Full Site Area 0.00	A2	0	0		N/S	Erection of 4 storey office building (500 sq.m.) for financial & professional services. See 05/00287 (full) for alternative development. District Ref: 00/01560/F PDL	Offices	Legal Services

## Reading Borough

	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
( +	EA1035/2	Pitmans Solicitors 41 CASTLE STREET	App no 205/00287 Pmtd Jun 2005 Full	B1	405	405		N/S	Erection of 4-storey infill office building linked to no's 39 & 43 Castle Street. See 00/01560 (full) for alternative development.	Offices	Offices
			Site Area 0.04						District Ref: 05/00287/F PDL		
+ *	EA1043/1	Taylor Woodrow Developments Ltd 57A CAVERSHAM ROAD	App no 205/00362 Pmtd Jul 2005 Full	SG	0	-850		Complete	Redevelopment of nightclub & previously demolished public house to provide seventeen 2-bed apartments & forty-three 1-bed apartments.	Night Club	Residential
			Site Area 0.19						District Ref: 05/00362/F PDL		
+ *	EA1046/1	Simon P Carter 97A CAVERSHAM ROAD	App no 205/01442 Pmtd Feb 2006 Full	A1 A2	0 115	-115 115		N/S N/S	COU from retail to financial and professional services.	Retail - Shops	Financial/Profe
			Site Area 0.01						District Ref: 05/01442/F PDL		
	EA1050/1	Messers Roy 127-133 CAVERSHAM ROAD	App no 201/00653 Pmtd Jan 2003 Full	C1	918	823		N/S	COU from four terraced dwellings and retail/storage (70 sq.m.) and guest house to a 29-bed hotel plus alterations to rear.	Hotels Residential	Hotels Hotels
			Site Area 0.06						District Ref: 01/00653/F PDL		
	EA1057/1	Mr & Mrs D Staples Rainbow Corner Hotel 132-138 CAVERSHAM ROAD	App no 204/01124 Pmtd Dec 2004 Full	C1	177	177		N/S	Alterations and extensions to hotel.	Hotels	Hotels
			Site Area 0.70						District Ref: 04/01124/F PDL		
(	EA1063/1	Amec Developments Ltd Chatham Street Car Park Complex CHATHAM STREET	App no 203/00825 Pmtd Oct 2004 Outline	A1 A1 B1 C1	0 0 0 0	0 0 0 0		Complete N/S N/S N/S	Redev of car park & retail units (2849 sm) for mixed use of offices (33295sm), res units/ 100-bed hotel (6750sm)/ leisure (2000sm)/ community (2322sm)/ parking (1030 sm) & flexible use (3050sm) on ground floor. Dem comp 3/05. See 05/00849/00850.	Retail - Shops Retail - Shops Retail - Shops Vehicle Vehicle Vehicle	Offices Residential Retail - Shops Community Hotels Leisure
			Site Area 0.00	D1 D2	0 0	0 0		N/S N/S	District Ref: 03/00825/O PDL		
( +	EA1063/2	Amec Development Ltd Chatham Street Car Park Complex CHATHAM STREET	App no 205/00849 Pmtd Nov 2005 Full	A1 A2 A3 D1	445 0 0 512	445 0 0 512		N/S N/S N/S N/S	Details of phase 1 comprising mixed use of 50,399 sqm incl residential, multi storey car park (22,295 sqm), community use, flexible mixed uses at ground floor level of retail/financial/ food & drink/leisure. See 03/00825 & 05/00850. District Ref: 05/00849/F PDL	Vehicle Vehicle Vehicle Vehicle Vehicle	Community Food & Drink Leisure Residential Retail - Shops
( +	EA1063/3	Amec Developments Ltd Chatham Street Car Park Complex CHATHAM STREET	App no 205/00850 Pmtd Nov 2005 Outline	A1 A2 A3 B1	3055 0 0 33295	3055 0 0 33295		N/S N/S N/S N/S	Phase 2 of mixed use development of 52,805 sqm g.e.a. with optional residential, offices, (100-200 bed) hotel, flexible mixed uses at ground floor of retail/ financial/food & drink, public swimming pool & parking (8313sqm). See 03/00825 & 05/00849.	Vehicle Vehicle Vehicle Vehicle Vehicle	Food & Drink Hotels Offices Retail - Shops Swimming
			Site Area 3.26	C1 D2	6750 1392	6750 1392		N/S N/S	District Ref: 05/00850/O PDL		

# Reading Borough

	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
	EA1080/1	Zapp Sales Inc 5 CHEAPSIDE	App no 201/01139 Pmt'd Oct 2001 Full	B1	0	-116		N/S	COU from offices to three 1-bed flats at upper floor levels.	Offices	Residential
			Site Area 0.02						District Ref: 01/01139/F PDL		
	EA1090/1	Mr & Mrs Osborne 6A CHURCH STREET	App no 201/00315 Pmt'd Aug 2001 Full	B1	0	-120		N/S	COU from offices to one 3-bed house.	Offices	Residential
			Site Area 0.01						District Ref: 01/00315/F PDL		
+	EA1103/1	Imperial Property Co (Reading) 12-18 CROWN STREET	App no 205/00776 Pmt'd Oct 2005 Full	B1 C1	0 3157	-3157 3157		U/C U/C	COU from offices to thirty four serviced apartments (46 bed spaces) as part of Apart-Hotel comprising of twenty-two 1-bed units and twelve 2-bed units. Supersedes 05/00777 (full).	Offices	Hotels
			Site Area 0.35						District Ref: 05/00776 PDL		
	EA1105/2	Lukemore (Citygate) Ltd Indigo Apartments 45 CROWN STREET	App no 204/01148 Pmt'd Nov 2004 Full	B1	0	-112		Complete	COU and internal alterations to Unit 18 office unit to form one 2-bed flat.	Offices	Residential
			Site Area 0.01						District Ref: 04/01148/F PDL		
	EA1110/1	Bridge Boats Ltd Bridge Boats Frys Island DE MONTFORD ROAD	App no 200/00739 Pmt'd Aug 2000 Full	B1	778	189		Lapsed	Replacement of workshop to provide additional floorspace of 189 sq.m.	Light industry	Light industry
			Site Area 0.13						District Ref: 00/00739/F PDL		
	EA1115/1	Giffdale Ltd Royal County Hotel 4-8 DUKE STREET	App no 202/01507 Pmt'd Mar 2003 Full	C1	1634	1307		N/S	Extension to hotel to provide 4/5 storey building with thirty-eight bedrooms and six additional meeting rooms following demolition of staff block.	Hotels	Hotels
			Site Area 0.12						District Ref: 02/01507/F PDL		
(	EA1117/1	Baker Rose 10-14 DUKE STREET	App no 201/00493 Pmt'd Jun 2001 Full	A1 A2	214 0	214 -214		N/S N/S	COU from financial & professional services to retail cafe & reception area at ground floor level with rear garage to be used as kitchen. See 03/00260 (f) for additional development.	Financial/Prof	Retail - Shops
			Site Area 0.03						District Ref: 01/00493/F PDL		
(	EA1117/2	Reading College 10 DUKE STREET	App no 203/00260 Pmt'd May 2003 Full	B1 D1	0 220	-220 220		N/S N/S	COU from offices to a "Learn Direct" training centre at second floor level. See 01/00493 (full) for additional development.	Offices	Further Ed
			Site Area 0.02						District Ref: 03/00260/F PDL		



# Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
EA1125/1	Leander Plc/Thames Valley HA Commercial House 24-26 EAST STREET	App no 203/00208 Pmt'd May 2003 Full Site Area 0.20	B1	0	-933		Complete	Redevelopment of offices to provide thirty-two flats.  District Ref: 03/00208/F PDL	Offices	Residential
EA1133/1	Mr P A Portch 7 ELDON SQUARE	App no 203/01072 Pmt'd Nov 2003 Full Site Area 0.04	D1	0	-352		Complete	COU from social club to four flats.  District Ref: 03/01072/F PDL	Social Clubs	Residential
EA1142/2	Haslam The Malthouse FOBNEY STREET	App no 203/01424 Pmt'd Jan 2004 Full Site Area 0.10	A3	0	-756		Complete	COU from food & drink to three 1-bed and five 2-bed flats at ground and first floor levels.  District Ref: 03/01424/F PDL	Restaurants	Residential
EA1145/1	JLPBS (FORBURY) Ltd Energis House FORBURY ROAD	App no 201/00643 Pmt'd Oct 2004 Full Site Area 1.80	B1	57660	35660	3	N/S	Redevelopment of offices to provide three office buildings.  District Ref: 01/00643/F PDL	Offices	Offices
EA1146/1	Argent Estates Ltd 1 Forbury Square THE FORBURY	App no 203/01134 Pmt'd Dec 2003 Full Site Area 0.08	A1 A2 A3 B1	1431 0 140 0	1431 0 140 -1291		U/C U/C U/C U/C	COU from offices to allow uses for retail, financial & professional services, food and drink and offices within the ground floor and basement of Forbury Square.  District Ref: 03/01134/F PDL	Offices	Retail - Shops
EA1148/3	Durham Investments Six Ltd 26 THE FORBURY	App no 205/00124 Pmt'd May 2005 Full Site Area 0.19	B1 C1	0 2860	-2721 2860		Complete Complete	Alteration and COU from offices to a 24-bed hotel. Supersedes 03/01292 (full) & 04/00820 (full). Soft commitment at March 2005.  District Ref: 05/00124/F PDL	Offices	Hotels
EA1171/2	London & Continental Invs Shoemith Court & 25-26A FRIAR STREET	App no 203/01294 Pmt'd Mar 2004 Full Site Area 0.31	A3 C1 D2	0 14472 0	0 14472 0		Complete U/C Complete	Redevelopment of cinema (1,859sqm), public house (535sqm) & dwellings to provide two hotels (360 bedrooms) & 112 flats (40 affordable units). Supersedes 02/00841 (full). Demolition complete at March 2004. District Ref: 03/01294/F PDL	Cinemas Public House Residential	Hotels Residential Residential
EA1180/1	Fibernet UK Ltd 30-31 FRIAR STREET	App no 201/01041 Pmt'd Oct 2001 Full Site Area 0.04	A1 SG	0 388	-388 388		N/S N/S	COU from retail to telecommunications use.  District Ref: 01/01041/F PDL	Retail - Shops	Telecomms

# Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
( EA1191/1	Portfolio Ventures (Reading) Friars Walk Shopping Centre FRIARS STREET	App no 202/00046 Pmttd Apr 2002 Full Site Area 0.22	A1 D1	0 2170	-2170 2170		N/S N/S	COU of part of ground floor from retail to health club. See 01/01037 (full) & 05/00441 (full) for additional developments. Part of RBLP site C7. District Ref: 02/00046/F PDL	Retail - Shops	Athletics
( EA1191/2	Portfolio Holdings (Reading) Friars Walk Shopping Centre FRIAR STREET	App no 201/01037 Pmttd Aug 2002 Full Site Area 0.27	A1 C1	0 6821	-2416 6821		N/S N/S	COU from retail plus additional development to provide a 143-bed hotel. See 02/00046 (full) & 05/00441 (full) for additional developments. Part of RBLP site C7. District Ref: 01/01037/F PDL	Retail - Shops	Hotels
( + * EA1191/3	Ealing Family Housing Association Friars Walk 47 FRIAR STREET	App no 205/00441 Pmttd Aug 2005 Full Site Area 1.32	A1 B1	0 0	-370 -3452		N/S N/S	COU from retail (lower grnd floor) & offices to thirty-four 1-bed & thirty-seven 2-bed flats plus vertical extension/refurbishment. See 02/00046 (f) & 01/01037 (f) for additional developments. Part of RBLP site C7. District Ref: 05/00441/F PDL	Offices Retail - Shops	Residential Residential
EA1200/1	Eagle Star Life Assurance 50 FRIAR STREET	App no 201/00769 Pmttd Sep 2001 Full Site Area 0.02	A1 A3	0 215	-215 215		N/S N/S	COU from retail to retail and food & drink uses. District Ref: 01/00769/F PDL	Retail - Shops	Food & Drink
35 + * EA1201/1	Revd Jonathan Wilmot Greyfriars Vicarage 64 FRIAR STREET	App no 205/00712 Pmttd Aug 2005 Full Site Area 0.10	D1	234	234		N/S	COU from 5-bed dwelling to children's day nursery. District Ref: 05/00712/F PDL	Residential	Nursery Educ
+ * EA1202/1	Advance Gym Ltd 106a FRIAR STREET	App no 206/00049 Pmttd Mar 2006 Full Site Area 0.02	A2 D2	0 173	-173 173		N/S N/S	COU from bookmakers to gymnasium. District Ref: 06/00049/F PDL	Betting office	Leisure
EA1204/1	Berwick Hill Properties 107 FRIAR STREET	App no 204/01036 Pmttd Oct 2004 Full Site Area 0.02	A1 A2	0 212	-212 212		N/S N/S	COU from retail to financial and professional services. District Ref: 04/01036/F PDL	Retail - Shops	Financial/Profe
( EA1221/1	Mr M Pearce 126-127 FRIAR STREET	App no 201/00567 Pmttd Jun 2001 Full Site Area 0.04	B1	0	-200		N/S	COU from offices to residential at upper floor levels. See 02/00104 (full) & 01/00772 (full) for additional developments. District Ref: 01/00567/F PDL	Offices	Residential

## Reading Borough

	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
93	( EA1221/2	Mr M Pearce 126-127 FRIAR STREET	App no 202/00104 Pmt'd Jan 2002 Full	A1 D2	0 277	-277 277		N/S N/S	COU of ground floor from retail (277 sq.m.) to mixed food & drink/nightclub (277 sq.m.). See 01/00567 (full) & 01/00772 (full) for additional developments.  District Ref: 02/00104/F PDL	Retail - Shops	Night Club
	( EA1221/3	Mr M Pearce 126-127 FRIAR STREET	App no 201/00772 Pmt'd May 2002 Full	A1 D2	0 390	-390 390		N/S N/S	COU of basement from retail to nightclub. See 01/00567 (full) & 02/00104 (full) for additional developments.  District Ref: 01/00772/F PDL	Retail - Shops	Night Club
	EA1230/3	H M V (U K) Ltd 138-141 FRIAR STREET	App no 200/01039 Pmt'd Oct 2000 Full	A1 B1	0 450	-450 450		Lapsed Lapsed	COU from retail to offices or financial and professional services at first floor level.  District Ref: 00/01039/F PDL	Retail - Shops	Offices
	EA1235/1	Blackwell Retail Ltd 142-143 FRIAR STREET	App no 201/00592 Pmt'd Jan 2002 Full	A1 A2	0 230	-230 230		N/S N/S	COU from retail to financial & professional services.  District Ref: 01/00592/F PDL	Retail - Shops	Financial/Profe
	EA1239/1	JLPBS Garrard Ltd Garrard House 30 GARRARD STREET	App no 201/01379 Pmt'd Jan 2003 Full	B1	274	274		N/S	Erection of extension at fourth floor for office use.  District Ref: 01/01379/F PDL	Offices	Offices
	EA1245/1	Lordbay Investments plc Scottish Mutual House 35-43 GREYFRIARS ROAD	App no 200/01449 Pmt'd May 2002 Full	B1	302	302		N/S	Erection of roof extension to 3 storey offices to provide additional offices.  District Ref: 00/01449/F PDL	Offices	Offices
	+ EA1250/5	Simon Bridbury Properties 3-4 & n/o 2 GUN STREET	App no 205/00204 Pmt'd May 2005 Full	A1 A3	0 1080	-917 1080		U/C U/C	Erection of 2 storey building to rear & COU of 3-4 Gun St from retail to restaurant & microbrewery incl 1st, 2nd and 3rd floors from ancill offices to staff accom in six 1-bed flats. Supersedes 00/01155 (full), 02/00142 (full), 04/00698 (full) & 04/01008 (full). District Ref: 05/00204/F PDL	Retail - Shops	Restaurants
	EA1253/1	D Fraifield & G Mudan 7-9 GUN STREET	App no 203/01120 Pmt'd Dec 2003 Full	A1 A3 B1 D2	0 261 82 533	-287 232 82 533		N/S N/S N/S N/S	Erection of extension to bar at No.9, COU from retail to food & drink at ground floor & basement at No.8 with upper floors of No.7 used as offices. Erection of 3 storey venue for live music.  District Ref: 03/01120/F PDL	Night Club Retail - Shops	Night Club Restaurants



## Reading Borough

	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
37	+ * EA1269/1	Charterists Investments 6-12 KINGS ROAD	App no 205/00525 Pmt'd Oct 2005 Full Site Area 0.04	A1	0	-111		Complete	COU of first floor from retail to two self-contained flats (one 1-bed and one 2-bed).  District Ref: 05/00525/F PDL	Retail - Shops	Residential
	+ * EA1274/1	Stratford & District Ltd 16 KINGS ROAD	App no 205/00423 Pmt'd Jun 2005 Full Site Area 0.01	A1 A2 A3 B1	0 0 36 74	-110 0 36 74		N/S N/S N/S N/S	COU from shop & ancillary offices to retail, financial & professional, food & drink on ground floor and financial & professional and business on upper floors.  District Ref: 05/00423/F PDL	Retail - Shops Retail - Shops Retail - Shops	Business Use Financial/Profe Food & Drink
	( EA1277/1	Bewley Homes Church of Christ 52-54 KINGS ROAD	App no 204/00813 Pmt'd Sep 2004 Full Site Area 0.00	D1 D1	0 0	0 0		N/S Complete	Redevelopment of Christian Science Church (318 sq.m.) to provide fifteen flats and new reading room and auditorium (557 sq.m.). Demolition complete at March 2005. See 05/00962 (full) for alternative development. District Ref: 04/00813/F PDL	Community Religious use	Community Residential
	( + EA1277/2	Bewley Homes Plc 52-54 KINGS ROAD	App no 205/00962 Pmt'd Nov 2005 Full Site Area 0.08	D1	557	557		N/S	Erection of fifteen apartments (two 1-bed, ten 2-bed, three 3-bed), Christian Science reading room and auditorium. See 04/00813 (full) for alternative development. District Ref: 05/00962/F PDL	Community Religious use	Community Religious use
	EA1278/1	Capital Commerce Ltd 60-62 KINGS ROAD	App no 204/01308 Pmt'd Jan 2005 Full Site Area 0.02	B1	0	-490		N/S	COU from offices to eight 1/2-bed flats on upper floors with extension to retail unit (6 sq.m.).  District Ref: 04/01308/F PDL	Offices	Residential
	+ EA1285/2	Hybax Developments 188-192 KINGS ROAD	App no 205/00439 Pmt'd Jul 2005 Full Site Area 0.04	B2	0	-1384		U/C	Part conversion/COU from general industrial & five dwellings to provide four 1-bed flats & seven 2-bed flats plus demolition of rear store. Supersedes 02/00085 (full). District Ref: 05/00439/F PDL	Gen.Industry Residential	Residential Residential
	EA1291/3	T A Fisher & Sons Eldon Lodge 196-200 KINGS ROAD	App no 204/01458 Pmt'd Mar 2005 Full Site Area 0.14	B1	0	-1768		Complete	COU from offices to provide fourteen flats (four 1-bed and ten 2-bed flats) with roof terraces and associated works. Supersedes 04/00159 (full) & 04/00719 (full). District Ref: 04/01458/F PDL	Offices	Residential
	( EA1320/1	Kings Walk Ltd Units 6a 7a 8a 9a & 11a KING STREET	App no 299/00313 Pmt'd Jun 1999 Full Site Area 0.03	A1 A3	0 54	-54 54		Complete Complete	COU from retail (298 sq.m.) to food & drink use (298 sq.m.). Units 8a, 9a & 11a (244 sq.m.) completed under 00/00342 at March 2004. Balance of floorspace remaining is counted here. See 04/00410 (full) for additional development. District Ref: 99/00313/F PDL	Retail - Shops	Food & Drink



## Reading Borough

	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
38	( EA1320/2	Eros Estates Ltd Kings Walk KINGS WALK	App no 204/00410 Pmt'd Feb 2005 Full  Site Area 0.14	A1	162	67		Complete	Extension and refurbishment of shopping mall. See 99/00313 (full) for additional development.  District Ref: 04/00410/F PDL	Retail - Shops	Retail - Shops
	+ * EA1337/1	Meiyu Lin 19 LONDON ROAD	App no 205/00853 Pmt'd Sep 2005 CLE  Site Area 0.00	A5	0	0		Complete	Certificate of lawful existing use of property as Chinese take-away. (Floorspace unknown).  District Ref: 05/00853/CLE PDL	Food	Food
	EA1342/1	Dr Shahid Sharif 34 Eldon Terrace and 79 LONDON ROAD	App no 204/00344 Pmt'd Nov 2004 Full  Site Area 0.12	B1	0	-340		N/S	Revised scheme to 03/01290 for COU from offices to flats with demolition of hall and erection of extension to provide two further flats. Erection of 2 storey block of four flats following demolition of car wash.  District Ref: 04/00344/F PDL	Offices	Residential
	+ * EA1343/1	Toneprime Ltd Alexandra House 103 LONDON ROAD	App no 205/00771 Pmt'd Nov 2005 Full  Site Area 0.08	B1	0	-836		N/S	Redevelopment of offices to provide eleven residential units (two 1-bed & nine 2-bed flats).  District Ref: 05/00771/F PDL	Offices	Residential
	+ * EA1344/1	Mr & Mrs Alburn 189A LONDON ROAD	App no 205/00936 Pmt'd Oct 2005 Full  Site Area 0.03	B1	0	-140		U/C	COU from offices to two 1-bed flats at first floor level.  District Ref: 05/00936 PDL	Offices	Residential
	+ * EA1346/1	Mr A Gharoor 211 LONDON ROAD	App no 206/00123 Pmt'd Mar 2006 Full  Site Area 0.01	B1	0	-104		U/C	COU from offices to one 3-bed flat at first floor level.  District Ref: 06/00123/F PDL	Offices	Residential
	EA1347/1	Mr J Asemi 62-66 LONDON STREET	App no 204/00089 Pmt'd May 2004 Full  Site Area 0.06	B1	0	-1055		Complete	COU from offices to residential, (two 1-bed flats and ten 2-bed flats).  District Ref: 04/00089/F PDL	Offices	Residential
	+ EA1355/3	Mr E Benjamin 70A LONDON ROAD	App no 205/00763 Pmt'd Jul 2005 Full  Site Area 0.03	D1	0	-260		Complete	COU from surgery/office to three 1-bed & one 2-bed flats including retrospective internal alterations. Supersedes 02/01368 (full).  District Ref: 05/00763/F PDL	Dr/Dentist	Residential

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	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
39	+ * EA1356/1	Mr MJ Pitt 72A LONDON STREET	App no 205/00455 Pmttd Jun 2005 Full	B1	0	-412		U/C	COU from offices to one 1-bed and five 2-bed apartments plus second floor extension.	Offices	Residential
			Site Area 0.04						District Ref: 05/00455/F PDL		
	EA1358/1	Mr P Stevens 74-76 LONDON STREET	App no 203/01503 Pmttd Mar 2004 Full	B1	0	-485		N/S	Alteration & COU from offices to nine 1/2 bed apartments. Redevelopment of garage to provide five 1/2 bed mews houses.	Offices	Residential
			Site Area 0.11						District Ref: 03/01503/F PDL		
	EA1360/1	Mr R P Huggins 78 LONDON STREET	App no 202/01195 Pmttd Nov 2002 Full	B1	0	-102		N/S	COU from offices at second and third floor levels to two flats.	Offices	Residential
			Site Area 0.01						District Ref: 02/01195/F PDL		
	+ * EA1363/1	RNR Lettings Ltd 88 LONDON STREET	App no 205/01379 Pmttd Feb 2006 Full	A2 B1	68 147	68 147		Complete Complete	COU from retail (25 sq.m.) & residential to financial & professional services & business use.	Residential Retail - Shops	Business Use Financial/Profe
			Site Area 0.02						District Ref: 05/01379/F PDL		
	+ * EA1369/1	Alderkey Property Holdings Ltd 106 LONDON STREET	App no 205/01311 Pmttd Jan 2006 Full	B1	0	-171		N/S	COU from rear office & part of 2-storey link to one 2-bed flat on ground floor & two 1-bed flats on first floor and retention of front offices for office use.	Offices	Residential
			Site Area 0.03						District Ref: 05/01311/F PDL		
	EA1370/1	Mr S Saunders 107 LONDON STREET	App no 202/00002 Pmttd Apr 2002 Full	A2	0	-200		Complete	COU from financial & professional services to three 1-bed flats and one studio flat.	Financial/Prof	Residential
			Site Area 0.02						District Ref: 02/00002/F PDL		
	+ * EA1375/2	B & S Ventures Ltd 118 - 128 LONDON STREET	App no 205/00506 Pmttd Oct 2005 Full	B1	0	-1148		U/C	COU of part of existing office building to fourteen residential units.	Offices	Residential
			Site Area 0.95						District Ref: 05/00506/F PDL		
	+ * EA1377/1	House of Fisher Ltd 132 - 134 Crown House LONDON STREET	App no 205/01049 Pmttd Dec 2005 Full	B1 C1	0 2702	-2643 2702		N/S N/S	Alteration & COU from retail (59sq.m.) & offices to a mixed use development of sixty-one apartments as an Apart-Hotel with retention of part of ground floor as retail & erection of additional storey of accommodation & parking.	Offices Offices Retail - Shops	Hotels Residential Retail - Shops
			Site Area 0.10						District Ref: 05/01049/F PDL		

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	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
40	+ * EA1379/1	Mr V Lucas 6A-8 LORNE STREET	App no 205/01203 Pmt'd Jan 2006 Full  Site Area 0.05	B2	0	-176		N/S	Conversion of existing flats & house, plus COU of general industrial workshop to provide eight flats (re-submission of 05/00985).	Gen.Industry Residential	Residential Residential
	+ * EA1381/1	The Foyle Foundation 1-2 MARKET PLACE	App no 205/01399 Pmt'd Feb 2006 Full  Site Area 0.05	A2 B1	0 972	-972 972		N/S N/S	COU from financial & professional services ancillary to bank at ground floor to offices at 1st, 2nd & 3rd floor levels.	Financial/Prof	Offices
	EA1392/1	Suntan Clinic 36 MARKET PLACE	App no 204/00837 Pmt'd Aug 2004 Full  Site Area 0.01	A1 SG	0 114	-114 114		Complete Complete	COU from retail to a tanning studio.	Retail - Shops	Beauty Salon
	+ * EA1404/1	Mr & Mrs N Flawn 40-50 MOUNT PLEASANT	App no 205/00397 Pmt'd Jun 2005 CLE  Site Area 0.01	SG	143	143		Complete	Certificate of lawfulness for existing use as car repair business.	Motoring	Motoring
	+ * EA1417/1	Boots The Chemists Unit 25 THE ORACLE	App no 205/00593 Pmt'd Aug 2005 Full  Site Area 0.18	A1 D1	350 0	350 -350		Complete Complete	COU of part of first floor from dental care centre/chiropractors to retail use.	Dr/Dentist	Retail - Shops
	+ * EA1418/1	Ross & Jenkins Partnership The Dove 119 ORTS ROAD	App no 205/01310 Pmt'd Jan 2006 Full  Site Area 0.06	A4	0	-220		N/S	Redevelopment of public house & 1 dwelling to provide eight flats comprising of two 1-bed, five 2-bed and one 3-bed with 4 parking spaces. (Re-submission of 05/01138).	Public House Residential	Residential Residential
	+ * EA1419/1	St Johns Primary School 121/147 ORTS ROAD	App no 205/00894 Pmt'd Oct 2005 Full  Site Area 0.55	D1	138	138		N/S	Erection of two classrooms for ICT use.	Primary Ed	Primary Ed
	EA1421/1	Lukmore Properties Oxford House 2 Cheapside/6-34 OXFORD ROAD	App no 203/01496 Pmt'd Mar 2004 Full  Site Area 0.25	A1 B1	0 0	-197 -4381		Complete Complete	COU from offices and retail to provide sixty-six residential units with erection of rear extension. Supersedes 02/00336 (full).	Offices Retail - Shops	Residential Residential



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Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
EA1440/1	Mr Wade Khaliq 90 OXFORD ROAD	App no 201/01196 Pmt'd Nov 2001 Full Site Area 0.01	B1	0	-110		Complete	COU from offices to one 2-bed & one 1-bed flats.  District Ref: 01/01196/F PDL	Offices	Residential
+ * EA1456/1	Thompson Leatherdale Solicitors R/o 121 OXFORD ROAD	App no 205/01071 Pmt'd Nov 2005 CLE Site Area 0.00	B1	0	0		Complete	Certificate of lawful existing use for use as offices. (Floorspace unknown).  District Ref: 05/01071/CLE PDL	Offices	Offices
+ * EA1453/1	Civica Financial Systems 159 OXFORD ROAD	App no 206/00147 Pmt'd Mar 2006 Full Site Area 0.31	B1 D1	320 0	320 -320		N/S N/S	COU from non residential institution to offices/ non residential institution for Drug & Alcohol AddictionTeam.  District Ref: 06/00147/F PDL	Community	Offices
EA1477/1	Beenlore Ltd 181 OXFORD ROAD	App no 205/00031 Pmt'd Mar 2005 Full Site Area 0.02	B1	0	-140		Complete	COU of ground floor and first floor from offices to retail (92 sq.m.) and a studio flat.  District Ref: 05/00031/F PDL	Offices Offices	Residential Retail - Shops
EA1517/2	Crest Nicholson (Eastern) Ltd 4-10 Kennet Street/105-123 QUEENS ROAD	App no 204/00792 Pmt'd Sep 2004 Full Site Area 0.00	A1 A2 A3 B1	413 0 0 0	413 0 0 0		U/C U/C U/C Complete	Redevelopment of offices (1,306 sq.m.) & residential to provide eighty two residential units together with 413sq.m. of retail, financial services and food & drink use on 0.21 ha. Demolition comp 3/05. Supersedes 03/00783 (full). District Ref: 04/00792/F PDL	Offices Offices	Residential Retail
+ * EA1518/1	AB 2004 Limited 40 QUEENS ROAD	App no 205/01061 Pmt'd Nov 2005 Full Site Area 0.03	A2 D1	0 301	-301 301		Complete Complete	COU from financial & professional services to dual use as offices for financial & professional services and/or medical consulting rooms. (Initially split may be 50-50).  District Ref: 05/01061/F PDL	Financial/Prof	Dr/Dentist
EA1520/1	Manpower Plc 7-9 QUEEN VICTORIA STREET	App no 202/00989 Pmt'd Sep 2002 Full Site Area 0.01	A2 A3	104 0	104 -104		N/S N/S	COU from tea shop/bakery to employment agency.  District Ref: 02/00989/F PDL	Restaurants	Employment
EA1525/1	Mr Ashan Ulhaq 8 QUEENS WALK	App no 203/01013 Pmt'd Nov 2003 Full Site Area 0.02	A2 A3	0 210	-210 210		N/S N/S	COU from financial and professional services to food and drink use.  District Ref: 03/01013/F PDL	Financial/Prof	Restaurants



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42	+ * EA1536/1	Ravencourt Construction Ltd 43 ST JOHNS ROAD	App no 205/00409 Pmt'd Jul 2005 Full	B1	0	-134		Complete	COU from offices to two 1-bed & one 2-bed dwellings.  District Ref: 05/00409/F PDL	Offices	Residential
	+ * EA1544/1	Warrant Investments Plc 62-63 ST MARYS BUTTS	App no 205/01031 Pmt'd Nov 2005 Full	A1 A2 A3	0 0 405	-397 0 405		N/S N/S N/S	Alterations to the front elevation, erection of first floor extension and COU of premises from retail to retail, financial & professional and food & drink purposes.  District Ref: 05/01031/F PDL	Retail - Shops Retail - Shops Retail - Shops	Financial/Profe Food & Drink Retail - Shops
	( EA1575/1	Marylebone Warwick Balfour Man Great Western House 18-20 STATION ROAD	App no 202/00437 Pmt'd Sep 2002 Full	B1 C1	0 0	0 0		N/S N/S	Part demolition (3,552 sq.m.) and redevelopment of offices to provide one hundred and fifty-one bed hotel with conference facilities and gym (12,553 sq.m.). See 05/00680 (full) for alternative development. District Ref: 02/00437/F PDL	Offices	Hotels
	( + EA1575/2	Malmaison Hotels Ltd Great Western House 18 - 20 STATION ROAD	App no 205/00680 Pmt'd Sep 2005 Full	B1 C1	0 4534	-3859 4534		N/S N/S	COU from offices and erection of an extension to form a seventy-five bed hotel. See 02/00437 (full) for alternative development.  District Ref: 05/00680/F PDL	Offices	Hotels
	( EA1580/1	John Laing Property 29-35 STATION ROAD	App no 299/00498 Pmt'd Nov 2000 Full	A1 A3 B1	475 0 3185	260 0 1520		Lapsed Lapsed Lapsed	Redevelopment of offices (1,665 sqm)/retail (215 sqm) to provide offices (3,185 sqm) with retail or food & drink use (475 sq.m.) at ground floor level. See 01/00132 (full) & 04/01395 (full).  District Ref: 99/00498/F PDL	Offices Retail - Shops	Offices Retail - Shops
	( EA1580/2	John Laing Property 29-35 STATION ROAD	App no 201/00132 Pmt'd Jan 2002 Full	A1 A3 B1	0 0 0	0 0 0		N/S N/S N/S	Redevelopment of offices (1,665 sq.m.) & retail units (215 sq.m.) to provide offices (3,185 sq.m.) with retail or food and drink use (475 sq.m.) at ground floor level. See 04/01395 (full) for alternative development. District Ref: 01/00132/F PDL	Offices Retail - Shops Retail - Shops	Offices Food & Drink Retail - Shops
	( + EA1580/3	Kier Property 29-35 STATION ROAD	App no 204/01395 Pmt'd Aug 2005 Full	A1 A3 B1	276 0 0	81 0 -1327		N/S N/S N/S	Redevelopment of offices/retail/food and drink to provide a 22 storey building comprising of one hundred and three flats, two ground floor retail units for A1/A3 use with basement and parking. See 01/00132 (full) for alternative development. District Ref: 04/01395 PDL	Food & Drink Offices Retail - Shops	Food & Drink Residential Retail - Shops
	( EA1582/1	Portfolio Ventures Thames Tower 37-41 STATION ROAD	App no 200/00330 Pmt'd Jan 2001 Full	A3 B1	358 4000	358 3231		N/S N/S	Erect 3 extra storeys of offices + extn (4,000 sqm) + dem of plant area & COU of ground floor offices (1,562 sqm) to A3 (1,151 sqm). Part superseded by 01/01325 (COU 449 sqm to D1-TEA) & 05/00416 (COU 344 sqm to A1) -balance given here. District Ref: 00/00330/F PDL	Offices Offices	Food & Drink Offices

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( EA1582/3	Financial Training Co Ltd Thames Tower 37-41 STATION ROAD	App no 204/00688 Pmt'd Aug 2004 Full Site Area 0.20	B1 D1	0 400	-400 400		Complete Complete	COU from offices to training and business administration on the sixth floor. Supersedes 04/00356 (full). See 00/00330 (full) & 05/00416 (full) for additional developments. District Ref: 04/00688/F PDL	Offices	Further Ed
( + EA1582/4	Pro-Nuptia (Reading) Ltd Thames Tower 37-41 STATION HILL	App no 205/00416 Pmt'd Jun 2005 Full Site Area 0.03	A1 B1	344 0	344 -344		Complete Complete	COU from office to retail at part of ground floor level. Part supersedes 00/00330 (full). See 04/00688 (full) for additional developments. District Ref: 05/00416/F PDL	Offices	Retail - Shops
( + EA1582/5	LaSalle London Office Fund Thames Tower 37 - 41 STATION ROAD	App no 205/00951 Pmt'd Feb 2006 Var Site Area 0.00	A3 B1	0 0	0 0		N/S N/S	Variation of condition 1 on 00/00330 (full) to extend time for start of the development by three years to 23/2/2009 for erection of 3 further floors to form offices with COU of ground floor to food & drink. District Ref: 05/00951/V PDL	Offices Offices	Food & Drink Offices
EA1585/1	Mr Goodman 17-19 Brigham Rd & 18-19 THAMES SIDE	App no 202/01250 Pmt'd Nov 2002 Full Site Area 0.05	C1	0	-312		Complete	COU from hotel to two dwellings. District Ref: 02/01250/F PDL	Hotels	Residential
EA1609/1	Reading College Minerva House VALPY STREET	App no 203/01232 Pmt'd Jan 2004 Full Site Area 0.00	B1 D1	0 772	-772 772		N/S N/S	COU from offices to educational use at sixth floor. District Ref: 03/01232/F PDL	Offices	Further Ed
+ * EA1617/1	Scottish & Southern Energy 55 VASTERN ROAD	App no 205/00412 Pmt'd Jul 2005 Full Site Area 2.20	B1 B8	900 0	900 -900		Complete Complete	COU of warehouse/garage to form additional office accommodation. RBLP site C40 - see soft commitments for redevelopment. District Ref: 05/00412/F PDL	Storage	Offices
EA1630/1	Macari Maidenhead Ltd 18 WEST STREET	App no 201/00775 Pmt'd Aug 2001 Full Site Area 0.01	A1 SG	0 125	-125 125		N/S N/S	COU from retail to amusement centre. District Ref: 01/00775/F PDL	Retail - Shops	Amusement
( Central Reading Forbury Industrial Park EF109/1	Assetco Group Ltd 42 KENAVON DRIVE	App no 204/00635 Pmt'd Oct 2004 Outline Site Area 2.35	A1 B1	0 0	0 -5434		N/S N/S	Redevelopment of former office (2,084 sqm)/light industrial (3,350 sqm) buildings to provide four hundred and fifty seven dwellings & community & retail uses. (Duplicate app to 04/00063). See 05/00305 (o/I) for alternative development. Loss counted here. District Ref: 04/00635/O PDL	Light industry Offices	Residential Residential

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44	( + * EF109/2	Assetco Group Ltd 42 KENAVON DRIVE	App no 205/00305 Pmt'd Jun 2005 Outline Site Area 2.35	A1 A3 B1 D1 D2	110 230 0 180 550	110 230 0 180 550		N/S N/S N/S N/S N/S	Redevelopment of former office/light industrial buildings (5,434 sq.m.) to provide five hundred and forty two residential units with ancillary community and retail facilities. See 04/00635 (outline) for alternative development and loss of floorspace. District Ref: 05/00305/O PDL	Light industry Light industry Light industry Light industry Offices	Community Food & Drink Leisure Retail - Shops Residential
	+ * FA891/1	Rest of Reading Borough Rest of Reading Borough P Bennett & J Donovan 16A ALPINE STREET	App no 205/00458 Pmt'd Jul 2005 Full Site Area 0.32	B8	0	-732		N/S	Redevelopment of warehouse/depot to provide fourteen dwellings (nine 2-bed & five 3-bed) with access. District Ref: 05/00458/F PDL	Warehousing	Residential
	+ * FA894/1	Reading Borough Council Manor County School ASHAMPSTEAD ROAD	App no 205/00686 Pmt'd Jul 2005 Full Site Area 1.02	D1	180	180		N/S	Erection of single storey extensions to school to provide classroom with toilets, caretakers office, meeting and staff rooms. (Re-submission of 05/00155). District Ref: 05/00686/F PDL	Primary Ed	Primary Ed
	+ * FA900/3	University of Reading St Andrews Hall REDLANDS ROAD	App no 205/00144 Pmt'd May 2005 Full Site Area 0.06	D1	1180	1180		U/C	Erection of an archive storage facilities for the Museum of English Rural Life. District Ref: 05/00144/F PDL	Higher Ed/Uni	Cultural
	( FA907/1	Reading Borough Council Whitley Park School BASINGSTOKE ROAD	App no 204/00609 Pmt'd Jul 2004 Full Site Area 3.00	D1	0	0		N/S	Erection of single storey detached sports changing rooms (136 sq.m.). See 04/01527 (full) for alternative development. District Ref: 04/00609/F PDL	Primary Ed	Primary Ed
	( FA907/2	Reading Borough Council Whitley Park School BASINGSTOKE ROAD	App no 204/01527 Pmt'd Feb 2005 Full Site Area 3.00	D1	136	136		N/S	Erection of single storey detached sports changing rooms. See 04/00609 (full) for alternative development. District Ref: 04/01527/F PDL	Primary Ed	Primary Ed
	FA920/1	Compass Group Travelodge/Harvester 387 BASINGSTOKE ROAD	App no 201/01522 Pmt'd Jan 2003 Full Site Area 0.58	C1	540	540		N/S	Erection of 2 storey extension to provide a further twenty bedrooms at Travelodge. District Ref: 01/01522/F PDL	Hotels	Hotels
	FA933/1	The Presentation College Trust 61 BATH ROAD	App no 204/00621 Pmt'd Jul 2004 Full Site Area 0.04	D1	410	410		N/S	Erection of temporary modular buildings to provide sixth form teaching and study areas for ten years. District Ref: 04/00621/F PDL	Secondary Ed	Secondary Ed



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	FA942/1	AMEC Developments Ltd Central Swimming Pool BATTLE STREET	App no 203/00826 Pmt'd Oct 2004 Outline Site Area 0.06	D2	0	-2276		N/S	Redevelopment of swimming pool complex to provide a residential development of sixty-seven private dwellings and twenty-two affordable units.  District Ref: 03/00826/O PDL	Swimming	Residential
+	FA947/1	Esso Petroleum Co Ltd Service Station 10 BERKELEY AVENUE	App no 205/01083 Pmt'd Dec 2005 Full Site Area 0.30	A1 SG	162 0	162 -100		U/C Complete	Redevelopment of forecourt sales building & canopy and erection of new sales building, canopy and underground tanks.  District Ref: 05/01083/F PDL	Garages	Retail - Shops
	FA975/1	T A Fisher (Holdings) Ltd Lynx site 100 CARDIFF ROAD	App no 200/00652 Pmt'd Oct 2000 Outline Site Area 0.73	B1 B8	1120 1680	1120 -570	6 6	Lapsed Lapsed	Redevelopment of Lynx building to provide single storey building with maximum of twelve units for light industrial and storage and distribution uses.  District Ref: 00/00652/O PDL	Storage Storage	Light industry Storage
	FA980/1	M M Recycling UK Ltd 128-130 CARDIFF ROAD	App no 201/00316 Pmt'd Jul 2001 Full Site Area 0.30	B8	375	375		N/S	Erection of building for the sorting and recycling of waste materials.  District Ref: 01/00316/F PDL	Storage	Storage
	FA989/1	Green King Plc/Caldecotte Cons Wallingford Arms P H 2 CAROLINE STREET	App no 204/01502 Pmt'd Feb 2005 Full Site Area 0.09	A3	0	-300		Complete	COU from public house to four flats and erection of two flats.  District Ref: 04/01502/F PDL	Public House	Residential
	FA1010/2	Network Rail Reading Cattle Pens CAVERSHAM ROAD	App no 204/01240 Pmt'd Dec 2004 Full Site Area 0.06	B1	583	283		Complete	Erection of modular office buildings to replace life expired existing temporary buildings .  District Ref: 04/01240/F PDL	Transportation	Offices
+	FA1031/1	Director of Education & Community Services Southcote Youth & Community Centre CORONATION SQUARE	App no 205/00260 Pmt'd May 2005 Full Site Area 0.22	D1	337	266		Complete	Erection of single storey building for children's centre following demolition of modular building.  District Ref: 05/00260/F PDL	Community	Community
	FA1042/1	Royal Berks And Battle Hospital Land to the rear 3-5 CRAVEN ROAD	App no 204/01401 Pmt'd Jan 2005 Full Site Area 0.23	D1	827	575		Complete	Relocation of portable buildings from Battle Hospital site and extension to house Dingley Children's Development Centre. (Temp)  District Ref: 04/01401/F PDL	Hospitals	Hospitals



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46	+ * FA1045/2	William Properties 3-5 CREMYLL ROAD	App no 205/00334 Pmt'd May 2005 Full  Site Area 0.06	B1 B2	181 0	181 -181		Complete Complete	Part COU from office, light industrial and general industrial car repairs to office, light industrial and printing business.  District Ref: 05/00334/F PDL	Gen. Industry	Light industry
	FA1050/1	C C Properties Ltd Cumberland Villa 1 CUMBERLAND ROAD	App no 200/01411 Pmt'd Mar 2001 Full  Site Area 0.04	B1	0	-306		Lapsed	Redevelopment of workshop & store to provide four 1-bed flats.  District Ref: 00/01411/F PDL	Light industry	Residential
	( FA1060/1	Verwin Plumbing & Heating Ltd 223 London Road and 2a CUMBERLAND ROAD	App no 201/01326 Pmt'd Sep 2002 Outline  Site Area 0.00	B1	0	0		N/S	Redevelopment of workshop (120 sq.m.) to provide four flats. See 03/00135 (full) & 03/01263 (RM) for alternative developments.  District Ref: 01/01326/O PDL	Light industry	Residential
	( FA1060/2	Verwin Plumbing & Heating Ltd 223 London Road and 2a CUMBERLAND ROAD	App no 203/00135 Pmt'd Jun 2003 Outline  Site Area 0.09	B1	0	-120		N/S	Redevelopment of light industrial workshop (120 sq.m.) to provide four 1-bed and one 2-bed flats. Revision to outline application 01/01326. See also 03/01263 (RM).  District Ref: 03/00135/O PDL	Light industry	Residential
	( FA1060/3	Verwin Plumbing & Heating Ltd 223 London Road and 2a CUMBERLAND ROAD	App no 203/01263 Pmt'd Jun 2004 Reserved Matters  Site Area 0.00	B1	0	0		N/S	Reserved matters pursuant to outline 01/01326 for redevelopment of former workshop (120 sq.m.) to provide four 1-bed flats and one 2-bed flat. See 01/01326 (full) and 03/00135 (full) for alternative developments. District Ref: 03/01263/R PDL	Light industry	Residential
	+ * FA1074/1	Rent 21 Ltd 272-274 ELGAR ROAD SOUTH	App no 205/00732 Pmt'd Sep 2005 Full  Site Area 0.03	B1 SG	0 279	-279 279		N/S N/S	COU from offices ancillary to industrial building to car rental office.  District Ref: 05/00732/F PDL	Light industry	Car/Coach Hire
	FA1085/1	Chair of Governors Reading School ERLEIGH ROAD	App no 204/00958 Pmt'd Sep 2004 Full  Site Area 0.03	D1	299	149		N/S	Erection of new dining hall with two classrooms above.  District Ref: 04/00958/F PDL	Secondary Ed	Secondary Ed
	( FA1103/5	Proteam 2 Royal Berkshire Hospital LONDON ROAD	App no 295/00853 Pmt'd Jun 1997 Full  Site Area 0.00	C2	0	0		N/S	Redevelopment of part of hospital to provide ancillary commercial centre/private health facility/offices (15,181sqm gr/11,081sqm net) & 2 multi-storey car parks on 1.38ha. Part sup'd by 98/00331 (full) - see below for balance remaining. District Ref: 95/00853/F PDL	Hospitals	Offices

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	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
(	FA1103/6	Royal Berks & Battle NHS Trust Royal Berkshire Hospital LONDON ROAD	App no 295/99975 Pmt'd Jun 1997 Full Site Area 0.47	C2	13967	9867		N/S	1,484 sq.m. on 0.91 ha completed at March 2002 under 98/00331. Balance of floorspace remaining on 95/00853 (full) is shown. District Ref: 95/00853/F PDL	Hospitals	Hospitals
(	FA1103/7	Royal Berks & Battle NHS Trust Royal Berkshire Hospital LONDON ROAD	App no 203/00827 Pmt'd Sep 2003 Full Site Area 0.02	C2	292	292		N/S	Erection of two storey extension to the Eye block. District Ref: 03/00827/F PDL	Hospitals	Hospitals
(	FA1103/8	Royal Berks & Battle NHS Trust 17 Craven Road/ LONDON ROAD	App no 204/01430 Pmt'd Jan 2005 Full Site Area 0.05	D1	346	346		Complete	Erection of a new hydrotherapy suite. District Ref: 04/01430/F PDL	Hospitals	Hospitals
( + *	FA1103/10	Royal Berks & Battle NHS Trust South Car Park Royal Berkshire Hospital LONDON ROAD	App no 205/00361 Pmt'd Jun 2005 Full Site Area 0.52	C2	800	-100		Complete	Erection of one 2-storey porta-cabin building for hospital use replacing existing porta-cabin. District Ref: 05/00361/F PDL	Hospitals	Hospitals
( + *	FA1103/11	Royal Berks & Battle NHS Trust 21 CRAVEN ROAD	App no 205/00978 Pmt'd Nov 2005 Full Site Area 0.19	D1	1136	1136		U/C	Erection of new clinic & offices at rear of existing building. District Ref: 05/00978/F PDL	Hospitals	Hospitals
	FA1132/1	Donnington House Hotel 78-86 LONDON ROAD	App no 204/00520 Pmt'd Dec 2004 Full Site Area 0.29	C1	2580	1580		N/S	Refurbishment and extension of 78-80 London Road to provide ten flats, redevelopment of 32 bed hotel at 82-86 as a seventy bed hotel. District Ref: 04/00520/F PDL	Hotels Residential	Hotels Residential
	FA1160/1	Mr G Jones 13 MAITLAND ROAD	App no 297/00529 Pmt'd Nov 1998 Full Site Area 0.05	C2	298	298		U/C	Alteration, extension and COU from residential unit in multiple occupation to a residential care unit. Partially implemented-rear extension commenced but not completed. District Ref: 97/00529/F PDL	Residential	Res Institutions
+ *	FA1166/1	Manrose Manufacturing Manrose Manufacturing MEADOW ROAD	App no 205/00750 Pmt'd Sep 2005 Full Site Area 0.34	B1 B8	0 3410	-3391 3410		N/S N/S	Redevelopment of two light industrial buildings to provide buildings for storage & distribution use. District Ref: 05/00750/F PDL	Light industry	Storage

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+ *	FA1182/1	John Madejski Academy Thamesbridge College NORTHUMBERLAND AVENUE	App no 205/00159 Pmt'd Jul 2005 Full	D1	10985	3062		U/C	Erection of new city academy with sport specialism to replace existing secondary school.	Secondary Ed	Secondary Ed
			Site Area 5.39								
+ *	FA1184/1	Southern Housing Group Ltd George Palmer Primary School NORTHUMBERLAND AVENUE	App no 205/00238 Pmt'd Jun 2005 Full	D1	0	-757		Complete	Redevelopment of buildings in educational use to provide twenty residential units - one 1-bed flat, six 2-bed flats, eight 3-bed flats & five 4-bed terraced dwellings with parking/access from Basingstoke Road.	Primary Ed	Residential
			Site Area 0.25								
	FA1190/1	Mr R P Gupta 282-284 OXFORD ROAD	App no 200/00855 Pmt'd Nov 2000 Full	A1 A3	0 0	0 0		Lapsed Lapsed	COU from retail to food and drink. (Floorspace not known - site area 0.026 ha)	Retail - Shops	Restaurants
			Site Area 0.00								
+ *	FA1196/1	Coral 310 -312 OXFORD ROAD	App no 205/00011 Pmt'd Apr 2005 Full	A1 A2	0 250	-250 250		Complete Complete	COU from retail to financial and professional services.	Retail - Shops	Betting office
			Site Area 0.03								
	FA1200/2	Mr Saood 330 OXFORD ROAD	App no 201/01243 Pmt'd Feb 2002 Full	D1	1994	1994		N/S	Erection of 3 storey mosque, Islamic centre and parking.	Hospitals	Religious use
			Site Area 0.11								
	FA1205/2	Windsor Housing Association 335 OXFORD ROAD	App no 203/00403 Pmt'd Oct 2003 Full	A1 A3	0 0	-131 -23		U/C U/C	Redevelopment of former shop/bakery to provide five studio flats and COU of part of cafe to two 1-bed flats. Supersedes 00/00263 (full).	Food & Drink Retail - Shops	Residential Residential
			Site Area 0.03								
	FA1206/1	Royal Berks & Battle Hospital Battle Hospital Site 344 OXFORD ROAD	App no 296/00020 Pmt'd Jul 2002 Outline	A1 A3 C2 SG	9058 186 0 929	9058 186 0 929		N/S N/S U/C N/S	Redevelopment of hospital to provide 315 dwellings, retail with food store (4,645 sq.m.), non-food retail units (4,413 sq.m.), fastfood unit, petrol station & replacement church. (Lost floorspace of hospital buildings unknown-13.1ha). Demolition underway. District Ref: 96/00020/O	Hospitals Hospitals Hospitals Hospitals	Food & Drink Garages Residential Retail - Shops
			Site Area 0.00								
	FA1210/1	Nigel Morris 387 OXFORD ROAD	App no 200/00066 Pmt'd Apr 2000 Full	A1 A3	0 170	-170 170		Lapsed Lapsed	COU from retail to food and drink use.	Retail - Shops	Food & Drink
			Site Area 0.02								
									District Ref: 00/00066/F	PDL	



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+	FA1214/1	Cheung Hing Lo 399 OXFORD ROAD	App no 205/00703 Pmt'd Oct 2005 CLE	A5	0	0		Complete	Certificate of lawful existing use of ground floor as take-away. (Floorspace unknown).	Food	Food
			Site Area 0.00						District Ref: 05/00703/CLE PDL		
	FA1218/1	Emmanuel Methodist Church Elm Park Hall & adj 450 OXFORD ROAD	App no 203/01370 Pmt'd Jan 2004 Full	D1	0	-179		U/C	COU from community rooms to two 2-bed flats.	Community	Residential
			Site Area 0.05						District Ref: 03/01370/F PDL		
	FA1240/1	Mr Banaras 513 OXFORD ROAD	App no 201/00692 Pmt'd Dec 2001 Full	A1 A3	0 155	-202 155		Complete Complete	COU from retail to restaurant.	Retail - Shops	Restaurants
			Site Area 0.02						District Ref: 01/00692/F PDL		
	FA1260/1	Quality Hotel Reading 648-654 OXFORD ROAD	App no 200/00777 Pmt'd Jul 2002 Full	C1	1011	1011		N/S	Erection of extension to hotel to provide thirty-six additional bedrooms.	Hotels	Hotels
			Site Area 0.03						District Ref: 00/00777/F PDL		
+	FA1306/1	Enterprise Rent-a-car UK Ltd 796 OXFORD ROAD	App no 205/00684 Pmt'd Sep 2005 Full	B1 SG	0 375	-375 375		Complete Complete	COU from light industrial vehicle repairs to car rental with ancillary office s & indoor parking.	Light industry	Car/Coach Hire
			Site Area 0.04						District Ref: 05/00684/F PDL		
+	FA1309/1	BM Property Partnership 814 OXFORD ROAD	App no 205/01365 Pmt'd Mar 2006 Full	A1	359	359		N/S	Redevelopment of petrol filling station (70 sq.m.) to provide a retail unit with parking. (Resubmission of 05/00736).	Garages	Retail - Shops
			Site Area 0.09						District Ref: 05/01365/F PDL		
	FA1323/1	BUPA Care Services Wilton House PARKSIDE ROAD	App no 203/00904 Pmt'd Oct 2003 Full	C2	3443	3443		Complete	Redevelopment of residential institution (1,585 sq.m.) to provide a residential care home. Demolition complete at March 2004.	Res Inst'tions	Res Inst'tions
			Site Area 0.40						District Ref: 03/00904/F PDL		
+	FA1325/1	YMCA Reading Marlborough House 34 PARKSIDE ROAD	App no 205/00967 Pmt'd Nov 2005 Full	D2 D2 SG SG	410 0 0 1644	410 -1100 -1306 1644		N/S U/C U/C N/S	Redevelopment of fifty bedsits & leisure uses to provide forty bedsits with ancillary accommodation & parking & sports & leisure facilities. Demolition underway.	Hostels Leisure	Hostels Leisure
			Site Area 0.03						District Ref: 05/00967/F PDL		



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	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
	FA1328/1	Thames Properties Ltd 16 RICHFIELD AVENUE	App no 203/01132 Pmt'd Jan 2004 Full	B2 B8	0 2051	-1877 2051	2	Complete Complete	COU and part rebuilding of general industrial premises to provide two warehouses with ancillary offices and trade counter. (Vacant).  District Ref: 03/01132/F PDL	Gen.Industry	Warehousing
	FA1332/1	Women Fit For Life Ltd 24 RICHFIELD AVENUE	App no 205/00229 Pmt'd May 2005 Full	B8 D2	0 205	-205 205		Complete Complete	COU of first floor from ancillary storage to weight loss and fitness centre.  District Ref: 05/00229/F PDL	Storage	Leisure
	FA1337/1	Pederson (UK) Ltd Holiday Inn RICHFIELD AVENUE	App no 204/00631 Pmt'd Dec 2004 Full	C1	726	726		U/C	Alterations and extensions to hotel and provision of seven additional bedrooms through conversion of meeting rooms. See 05/01265 (full) for additional development.  District Ref: 04/00631/F PDL	Hotels	Hotels
	FA1337/2	Pedersen (UK) Ltd Holiday Inn RICHFIELD AVENUE	App no 205/01265 Pmt'd Jan 2006 Full	C1	415	415		N/S	Alteration to existing roof space/plant rooms to form ten new guest bedrooms. See 04/00631 (full) for additional development.  District Ref: 05/01265/F PDL	Hotels	Hotels
	FA1350/2	Reading Football Club Ltd Madejski Stadium ROYAL WAY	App no 203/00877 Pmt'd Sep 2003 Full	D2	335	335		N/S	Erection of mezzanine floor at first floor to provide additional ancillary office space. See 05/00313 (full) for additional development.  District Ref: 03/00877/F PDL	Sports Clubs	Sports Clubs
	FA1350/3	Madejski Stadium Hotel Ltd Madejski Millenium Hotel ROYAL WAY	App no 205/00313 Pmt'd Jul 2005 Full	C1	4035	4035		U/C	Erection of extension to hotel to form new entrance and a further sixty one bedrooms. Supersedes 02/01166 (full). See 03/00877 (full) for additional development.  District Ref: 05/00313/F PDL	Hotels	Hotels
	FA1356/1	University of Reading Stenton Hall University of Reading SHINFIELD ROAD	App no 205/00707 Pmt'd Aug 2005 Full	A3	120	120		N/S	Erection of new Student Union Junior common room (Stenton Hall site).  District Ref: 05/00707/F PDL	Food & Drink	Food & Drink
	FA1356/2	University of Reading Wolfenden Sports Centre SHINFIELD ROAD	App no 205/00740 Pmt'd Sep 2005 Full	D1	867	681		N/S	Extension & refurbishment of the University sports centre comprising an enlarged gym, cafe area & new squash court.  District Ref: 05/00740/F PDL	Further Ed	Further Ed

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Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FA1360/1	Whiteknights Retail Centre 203-205 SHINFIELD ROAD	App no 202/01024 Pmt'd Oct 2002 Full Site Area 0.01	A1 A3	0 129	-129 129		N/S N/S	COU from retail to food takeaway.  District Ref: 02/01024/F PDL	Retail - Shops	Food
+ * FA1363/1	Perfect Pizza Ltd 223 SHINFIELD ROAD	App no 205/01160 Pmt'd Dec 2005 Full Site Area 0.02	A1 A5	0 50	-50 50		Complete Complete	COU from retail to take away & delivery of hot food at ground floor level (100 sq.m.). Part of floorspace is counted here & balance is counted under application 05/06040 in Wokingham District. (Resubmission of 05/00209). District Ref: 05/01160/F PDL	Retail - Shops	Food
FA1370/1	Bucknell Brothers (Holdings) Land r/o Pingemead House SMALLMEAD ROAD	App no 296/00483 Pmt'd Sep 1996 Outline Site Area 0.30	B1 B2	138 0	138 0		N/S N/S	Erection of small business and/or industrial units (300 sq.m.). Renewal of 93/00553. Part superseded by 97/00591 (RM). Balance counted here excludes the 162 sq.m. completed at March 1998. District Ref: 96/00483/O PDL	Business Use	Light industry
+ * FA1381/1	Mr Hussain Choudhury 2A STANLEY STREET	App no 205/00420 Pmt'd Jul 2005 Full Site Area 0.01	B1 D1	0 240	-240 240		Complete Complete	COU from offices/storage to community centre. (Retrospective).  District Ref: 05/00420/F PDL	Offices	Community
FA1403/1	Thames Properties Ltd 14 TESSA ROAD	App no 203/00340 Pmt'd May 2003 Full Site Area 0.00	B2 B8 B8	0 0 517	0 0 517		Complete Complete N/S	COU from general industrial use (1,950 sq.m.) to storage and distribution (1,950 sq.m.) with extension to storage area (517 sq.m.). COU complete at March 2005 but extension not built. District Ref: 03/00340/F PDL	Gen. Industry	Storage
FA1406/1	Mr M Drew 9 TIDMARSH STREET	App no 204/01429 Pmt'd Feb 2005 Full Site Area 0.03	B8	0	-332		N/S	COU from builder's yard to three flats.  District Ref: 04/01429/F PDL	Builders Yard	Residential
+ * FA1411/1	Raj Pal Sharma 1c TILEHURST ROAD	App no 205/01129 Pmt'd Jan 2006 CLE Site Area 0.00	D1	0	0		Complete	Certificate of lawful existing use of premises as a health clinic. (Floorspace unknown).  District Ref: 05/01129/CLE PDL	Dr/Dentist	Dr/Dentist
+ * FA1413/1	Mr & Mrs J Herring 140 TILEHURST ROAD	App no 205/00532 Pmt'd Jul 2005 Full Site Area 0.03	SG	289	289		Complete	COU from residential to hostel & self contained flat including rear extension.  District Ref: 05/00532/F PDL	Residential Residential	Hostels Residential

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Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FA1417/1	Abbey School Two Ways Cottage VICARAGE ROAD	App no 204/01362 Pmt'd Jan 2005 Full  Site Area 0.68	D1	944	944		U/C	Alteration/extension and demolition of residential unit to provide new junior school and dining room extension.  District Ref: 04/01362/F PDL	Residential	Primary Ed
FA1421/1	Governors St Mary's & All Saints St Mary's/All Saints School WENSLEY ROAD	App no 203/00579 Pmt'd Aug 2003 Full  Site Area 2.30	D1 D1	0 0	0 -1130		Complete Complete	Alterations and extension to schools to provide additional accommodation with provision of nursery and community facilities (1,200sq.m.). New buildings completed at March 2005.  District Ref: 03/00579/F PDL	Primary Ed	Primary Ed
( FA1423/1	Jasmine House Nursing Home 16-18 WESTCOTE ROAD	App no 204/01464 Pmt'd Mar 2005 Full  Site Area 0.13	B1 C2	0 1118	-1097 1118		U/C U/C	Minor alterations and COU from offices to nursing home in conjunction with 20-22 Westcote Road.  District Ref: 04/01464/F PDL	Offices	Res Institutions
( + * FA1423/2	Dr Z Denning 16 - 22 WESTCOTE ROAD	App no 205/00654 Pmt'd Jul 2005 Full  Site Area 0.31	C2	358	358		U/C	Alteration & extension to nursing home at 16-18 Westcote Road. See 04/01464 (full) for COU to nursing home.  District Ref: 05/00654/F PDL	OAP Homes	OAP Homes
+ * FA1428/1	Mr G Saunders 1 WHITLEY STREET	App no 205/00912 Pmt'd Nov 2005 Full  Site Area 0.02	A1 SG	0 121	-77 121		N/S N/S	COU of from retail to tattoo parlour at ground floor & basement with alterations to shop front.  District Ref: 05/00912 PDL	Retail - Shops	Beauty Salon
FA1430/1	Shoppers Paradise Ltd 168 WHITLEY WOOD ROAD	App no 201/00094 Pmt'd Mar 2001 Full  Site Area 0.05	A1	114	-224		Lapsed	Redevelopment of retail unit to provide a retail unit with one flat above.  District Ref: 01/00094/F PDL	Retail - Shops Retail - Shops	Residential Retail - Shops
+ * FA1437/1	Mrs M Smart & Mrs L Griffiths 17a-23 WILSON ROAD	App no 205/00858 Pmt'd Sep 2005 Full  Site Area 0.39	B1	0	-194		N/S	Redevelopment of light industrial workshops to provide one 2-bed house, two 2-bed flats and COU of ground floor of No 21 back to residential.  District Ref: 05/00858/F PDL	Light industry	Residential
+ * FA1447/1	Mr S Ahluwalia Mulberry House 155A WOKINGHAM ROAD	App no 205/00182 Pmt'd Apr 2005 Full  Site Area 0.02	C2	465	452		N/S	Erection of east wing extension to existing nursing home following some demolition.  District Ref: 05/00182/F PDL	OAP Homes	OAP Homes



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Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FA1451/1	Reading College School of Art Reading College/Green Road WOKINGHAM ROAD	App no 201/01109 Pmt'd Jul 2004 Outline  Site Area 7.76	D1	3300	3300		N/S	Erection of residential units including 74 courtyard apartments, 9 semi-detached & 1 detached dwellings, 10 semi-detached affordable units & 15 student accommodation, plus 1 wardens unit & 1 mosque.  District Ref: 01/01109/O PDL	Higher Ed/Uni Higher Ed/Uni	Religious use Residential
Rest of Reading Borough Acre Road/Bennet Road  FB310/1	Jewsons Ltd 468 BASINGSTOKE ROAD	App no 203/00886 Pmt'd Feb 2004 Full  Site Area 1.10	B8	2743	328		N/S	Redevelopment of builders' merchants to provide a new builders' merchants with ancillary trade counter and offices.  District Ref: 03/00886/F PDL	Builders Yard	Builders Yard
FB350/1	Thus plc Unit 4 Transcentral BENNET ROAD	App no 200/00903 Pmt'd Aug 2001 Full  Site Area 0.15	B8 SG	0 636	-636 636		N/S N/S	COU from storage and distribution to switch and transmission facility (telecommunications).  District Ref: 00/00903/F PDL	Storage	Telecomms
+  FB367/3	Rowan Asset Management Ltd 7 BENNETT ROAD	App no 205/00056 Pmt'd May 2005 Full  Site Area 0.38	B2 B8 SG	1067 0 348	1067 0 -1250		Complete Complete Complete	COU from car/motorcycle showroom to a single unit for display and sales and three industrial/storage units with trade counter. Supersedes 04/00213 (full) & 04/00830 (full).  District Ref: 05/00056/F PDL	Car/Bike	Warehousing
+ * FB368/1	Hallmarks Garages 20-22 BENNET ROAD	App no 205/00120 Pmt'd Jun 2005 Full  Site Area 0.27	B1 SG	0 1114	-1114 1114		N/S N/S	COU from light industrial to car-showroom with ancillary offices & storage & distribution.  District Ref: 05/00120/F PDL	Light industry	Car/Bike
FB369/1	Terranova Lifting Ltd Terranova Lifting Ltd BENNET ROAD	App no 204/00646 Pmt'd Aug 2004 Outline  Site Area 0.30	B8	3010	2040		N/S	Redevelopment of crane storage site to provide storage and distribution premises.  District Ref: 04/00646/O PDL	Storage	Storage
+ * FC63/1	Rest of Reading Borough Manor Farm/Gillette Way	Stadia UK Ltd Reading Trail Park ISLAND ROAD  Site Area 6.20	D2	5076	5076		N/S	Relocation and expansion of the Greyhound Stadium and Speedway Stadium from south of Island Road to the north with viewing terraces and car parking.  District Ref: 04/01313/F PDL	Leisure	Leisure
(  FC70/1	Thames Water Manor Farm Sewage Works MANOR FARM ROAD	App no 200/01215 Pmt'd Jan 2001 Outline  Site Area 24.87	B1 C1	11150 0	11150 0		N/S N/S	Redev of sewage works to form high density mixed use development of 850 dwellings incl affordable units, offices & 200-bed hotel. Supersedes 00/01216 (o). See 05/00671 (RM). (Incorrectly counted as lapsed at 3/05). Dem comp. District Ref: 00/01215/O PDL	Sewage Sewage Sewage	Hotels Offices Residential



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54	( + * FC70/3	St James Group Ltd Manor Farm Sewage Works MANOR FARM ROAD	App no 205/00671 Pmttd Nov 2005 Reserved Matters Site Area 5.50	A1 D1	464 969	464 969		N/S N/S	Reserved matters pursuant to outline 00/01215 for erection of four hundred & five dwellings including community use & shops (177 sq.m.) with an area of 287 sq.m. initially used as site office & finally used for retail (A1-A5). Phase 1. District Ref: 05/00671/R PDL	Sewage Sewage Sewage	Community Residential Retail - Shops
	+ * FD203/1	Enterprise Rent-A-Car 19 BOULTON ROAD	App no 205/01118 Pmttd Dec 2005 Full Site Area 0.09	B1 SG	0 425	-425 425		Complete Complete	COU from light industrial to car rental.  District Ref: 05/01118/F PDL	Light industry	Car/Coach Hire
	FD230/1	Sonehill Ltd Jewsons Property Jewsons Ltd CRADDOCK ROAD	App no 203/01192 Pmttd Jan 2004 Full Site Area 1.28	B8 B8	4645 0	4645 0		Complete Complete	Redevelopment of timber yard/builders merchants (4,544 sq.m.) to provide a warehouse for distribution of timber/plumbing supplies/ancillary retail. Demolition complete at March 2005. District Ref: 03/01192/F PDL	Builders Yard	Builders Yard
	+ * FD235/1	Tunbridge Jones Ltd Tunbridge Jones Business Centre CRADDOCK ROAD	App no 204/01116 Pmttd Apr 2005 Full Site Area 0.13	B1 B8	0 525	0 525		Complete Complete	Erection of light industrial or storage with ancillary trade counter unit.  District Ref: 04/01116/F PDL	Light industry	Storage
	+ * FD242/1	Friarsgate (Reading) Ltd Mackro Self Service Wholesale ELGAR ROAD SOUTH	App no 205/00190 Pmttd May 2005 Full Site Area 0.50	B1 B2 B8	2798 0 0	2798 0 0		U/C U/C U/C	Redevelopment of overflow car park to provide buildings for light/general industrial and storage and distribution. District Ref: 05/00190/F PDL	Vehicle	Mixed B1-B8
	FD300/1	Norwich Union Life & Pensions Brunel Retail Park ROSE KILN LANE	App no 204/01113 Pmttd Dec 2004 Full Site Area 3.40	A1	762	762		Complete	Erection of extension to retail unit no. 8 (PC World) and refurbishment of existing retail park. District Ref: 04/01113/F PDL	Retail-Non	Retail-Non
	+ * FE42/2	Lok'N Store Ltd SGB Depot A33 RELIEF ROAD	App no 205/01204 Pmttd Jan 2006 Full Site Area 0.35	B8	1950	1450		N/S	Redevelopment of storage unit to provide a storage depot. District Ref: 05/01204/F PDL	Storage	Storage
	Rest of Reading Borough Worton Grange FF35/1	Akeler Developments Ltd Reading International Business Park A33 RELIEF ROAD	App no 200/01447 Pmttd Feb 2002 Full Site Area 3.36	B1 B2	33910 0	33910 -5868		N/S N/S	Redevelopment of bottling plant to provide offices. District Ref: 00/01447/F PDL	Gen.Industry	Offices

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FF60/1	Reading Borough Council Junction 11 M4	App no 202/01138 Pmt'd Nov 2002 Full Site Area 21.42	SG	1370	-3785		N/S	Reconstruction of M4 interchange with relocation and rebuilding of highway maintenance depot, police facility and landscape works. (REG.3). Part of RBLP Policy EMP1, site 6. District Ref: 02/01138/F PDL	Highways	Highways
+ * FF77/1	Scottish Courage Brewing Ltd Berkshire Brewery IMPERIAL WAY	App no 205/01285 Pmt'd Feb 2006 Full Site Area 0.55	B2	5376	5376		N/S	Erection of warehouse & canopy for storage ancillary to general industrial use. District Ref: 05/01285/F PDL	Gen.Industry	Gen.Industry
Rest of Reading Borough Portman Road/Deacon Way FG16/1	Mr Singh Thames Cash and Carry DEACON WAY	App no 202/00170 Pmt'd Mar 2002 Full Site Area 0.39	A1	403	403		N/S	Erection of extension to retail warehouse to provide covered loading/unloading area. District Ref: 02/00170/F PDL	Retail - Shops	Retail - Shops
+ * FG31/1	Teesland Land adjacent to 2-4 DEACON WAY	App no 205/00214 Pmt'd May 2005 Full Site Area 0.60	B1 B8	3385 0	3385 -4554	10	Complete Complete	Redevelopment of storage & distribution premises to provide ten units for storage & distribution and business uses with parking. (Vacant). District Ref: 05/00214/F PDL	Warehousing	Mixed B1-B8
+ * FG38/2	Alycidon Investments Builders Trade Warehouse LITTLE JOHNS LANE	App no 205/01323 Pmt'd Mar 2006 Full Site Area 0.85	B2 B8	0 3536	-3536 3536		U/C U/C	COU from general industrial use to builders trade warehouse incorporating external modifications to building (windows & doors) and car parking. Supersedes 03/00396 (full) for alt dev on part of site). District Ref: 05/01323/F PDL	Gen.Industry	Warehousing
FG39/1	Battle Farm Partnership 23 LOVEROCK ROAD	App no 204/00676 Pmt'd Jul 2004 Full Site Area 0.07	B2 B8	0 289	-289 289		Complete Complete	COU from general industrial use to storage and distribution. District Ref: 04/00676/F PDL	Gen.Industry	Warehousing
+ * FG42/1	Battle Farm Partnership 35 LOVEROCK ROAD	App no 205/00838 Pmt'd Sep 2005 Full Site Area 0.07	B2 B8	0 297	-297 297		Complete Complete	COU from general industrial use to storage and distribution. District Ref: 05/00838/F PDL	Gen.Industry	Warehousing
( FG43/1	Berkshire Van Hire Unit 2 111-113 LOVEROCK ROAD	App no 200/01169 Pmt'd Feb 2001 Full Site Area 0.06	B2 SG	325 0	325 -325		Lapsed Lapsed	COU from car/van hire business to general industrial workshop with ancillary offices. See 02/01440 (full) & 03/00280 (full). District Ref: 00/01169/F PDL	Car/Coach	Gen.Industry

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Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
( FG43/2	TNT UK LTD Unit 2 111-113 LOVEROCK ROAD	App no 202/01440 Pmt'd Dec 2002 Full  Site Area 0.06	B2 B8	0 325	-325 325		N/S N/S	COU from general industrial use to storage and distribution. See 03/00280 (full) for additional development.  District Ref: 02/01440/F PDL	Gen.Industry	Warehousing
( FG43/3	Berkshire Van Hire 111-113 LOVEROCK ROAD	App no 203/00280 Pmt'd Jun 2003 Full  Site Area 0.20	SG	265	265		N/S	Erection of building for vehicle wash area for van hire company. See 02/01440 (full) for additional development.  District Ref: 03/00280/F PDL	Car/Coach	Car/Coach Hire
FG55/1	The Church of God Worldwide 60-60a Portman Rd/118-123 LOVEROCK ROAD	App no 201/01246 Pmt'd Dec 2001 Full  Site Area 4.70	B2 D1	0 159	-3130 159		N/S N/S	COU from general industrial units to church and community centre (159 sq.m.).  District Ref: 01/01246/F PDL	Gen.Industry Gen.Industry	Community Religious use
FG61/2	The Church of God Worldwide 11 Loverock Road & 12 PORTMAN ROAD	App no 203/00707 Pmt'd Jul 2003 Var  Site Area 0.58	B1 D1	446 0	446 -446		N/S N/S	Variation of condition 5 on permission 02/00774 (full) for COU of offices ancillary to church at first floor level to independent offices.  District Ref: 03/00707/V PDL	Religious use	Offices
56 + * FG89/1	Howdens Joinery Ltd Unit 17 Stadium Industrial Estate STADIUM WAY	App no 205/00975 Pmt'd Nov 2005 Full  Site Area 0.07	B1 B8	0 663	-663 663		Complete Complete	COU from light industrial use to storage & distribution.  District Ref: 05/00975/F PDL	Light industry	Warehousing
( FH10/1	Rest of Reading Borough Green Park  Prudential/Rickworth Security N part of site Land N of M4	App no 285/00690 Pmt'd Jul 1995 Outline  Site Area 0.00	B1 B8	0 0	0 0		N/S N/S	Construction of business park on 44.5 ha with business (78,384 sqm) & warehousing (26,128 sqm). (Green Park). Part sup'd by 98/00152, 98/00674 & following RMs. See Wokingham & West Berks commitments. District Ref: 85/00690/O GF	Vacant Land	Business Use
( FH10/3	Prudential Assurance Co Ltd Land at GREEN PARK	App no 299/01062 Pmt'd Dec 2000 Var  Site Area 0.00	B1	0	0		N/S	Variation of cond. 4 on outline perm. 85/00690 to allow relaxation of requirement to provide B1c floorspace & to allow 113,338 sq.m. unrestricted B1 floorspace. Increase of 8,826 sq.m. counted on balance.  District Ref: 99/01062/V GF	Vacant Land	Business Use
( FH10/7	Prudential Assurance Co Ltd Plot 3 Longwater Avenue GREEN PARK	App no 201/01151 Pmt'd Jun 2002 Full  Site Area 0.00	B1	0	0		N/S	Erection of two 3 storey office buildings (15,863 sq.m. on 2.74 ha). (Plot 3.2). Part supersedes 85/00690 (outline).  District Ref: 01/01151/F GF	Vacant Land	Offices



## Reading Borough

	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
(	FH10/8	Prudential Assurance Co Ltd Plot 7 Brook Drive GREEN PARK	App no 201/01516 Pmt'd Apr 2002 Reserved Matters Site Area 0.00	B1	0	0		N/S	Erection of two 5 storey office buildings with associated car parking (14,969 sq.m. on 6.44 ha). (450 & 500 Brook Drive). Part supersedes 85/00690 (outline). District Ref: 01/01516/R GF	Vacant Land	Offices
(	FH10/20	Prudential/Rickworth Security BALANCE OF OUTLINE 85/00690 GREEN PARK	App no 285/99981 Pmt'd Jul 1995 Outline Site Area 18.95	B1	29327	29327		N/S	10,347 sm on 1.90 ha comp 3/00 (Plot 1). 13,006 sm on 3.1 ha comp 3/01 (Plot 5). 21,188 sm on 4.63 ha comp 3/02 (Plots 2.1 & 4). 39,470 sm on 15.92 ha comp 3/03 (Plots 2.2, 3.1 & 6). Plots 3.2 & 7 (not started) cover remaining balance -see above. District Ref: 85/00690/O GF	Vacant Land	Business Use
(	FH50/1	Prudential/Rickworth Security Plot 8 Longwater Avenue GREEN PARK	App no 285/00691 Pmt'd Jul 1995 Outline Site Area 0.00	B1 B8	0 0	0 0		N/S N/S	Construction of business park including business (10,238 sq.m.) and warehousing (3,413 sq.m.) uses on 4.67 ha. See 01/00460 for variation. District Ref: 85/00691/O GF	Vacant Land	Business Use
(	FH50/2	Prudential Assurance Co Ltd Plot 8 Longwater Avenue GREEN PARK	App no 201/00460 Pmt'd Jun 2002 Var Site Area 0.00	B1	0	0		N/S	Variation of condition 3 on outline permission 85/00691 to remove the requirement for light industrial floorspace. District Ref: 01/00460/V GF	Vacant Land	Business Use
(	FH50/10	Prudential/Rickworth Security BALANCE OF OUTLINE 85/00691	App no 285/99977 Pmt'd Jul 1995 Outline Site Area 4.67	B1	13651	13651		N/S	Balance remaining on southern part of site. Part of RBLP site 7 (EMP1). District Ref: 85/00691/O GF	Vacant Land	Business Use
	FH160/1	Prudential Assurance Co Ltd Green Triangle Smallmead Road GREEN PARK	App no 202/01311 Pmt'd Jun 2003 Outline Site Area 4.08	B1	22540	22540		N/S	Erection of business development with parking. Plot 17 500-600 Longwater Avenue. District Ref: 02/01311/O GF	Vacant Land	Business Use
(	FH180/1	Prudential Portfolio Managers 280 South Oak Way GREEN PARK	App no 299/00459 Pmt'd Dec 2000 Outline Site Area 0.00	B1	1860	1860		N/S	Erection of 2 storey building providing nursery units for light industrial use (1,860 sq.m.). (Incorrectly recorded as Lapsed at March 2005). See 05/00831 for extension of time & 05/01245 (full) for alternative larger development. District Ref: 99/00459/O GF	Vacant Land	Light industry
( +	FH180/2	Prudential Assurance Co Ltd 280 South Oak Way GREEN PARK	App no 205/00831 Pmt'd Oct 2005 Var Site Area 0.00	B1	0	0		N/S	Variation of condition 1 of planning consent 99/00459(o) to extend the time period for the re-submission of reserved matters for a further 3 years to 26/10/2008. See 05/01245 (full) for alternative development. District Ref: 05/00831/V GF	Vacant Land	Offices



# Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
( + * FH180/3	Prudential Assurance Co Ltd 280 South Oak Way GREEN PARK	App no 205/01245 Pmt'd Feb 2006 Full Site Area 1.00	B1	2570	2570		N/S	Erection of building for business use (2,208 sq.m. B1a & 2,191 sq.m. of B1c and 31 sq.m. ancillary plant) with decked parking. See 99/00459 (outline) for alternative smaller development - balance counted here. District Ref: 05/01245/F GF	Vacant Land	Business Use
FH200/2	Prudential Assurance Co Ltd Land at GREEN PARK	App no 203/01514 Pmt'd Jun 2004 Outline Site Area 0.70	SG	6815	6815		N/S	Erection of railway station with road access, bus turning and parking. Renewal of application 00/00612 (outline).  District Ref: 03/01514/O GF	Vacant Land	Transportation
Rest of Reading Borough Caversham FI290/1	St Andrews Church PCC St Andrews Church Hall ALBERT ROAD	App no 201/01354 Pmt'd Apr 2002 Full Site Area 0.32	D1	702	604		N/S	Extension to church hall, construction of two storey parish office/meeting room and erection of two 1-bed flats with link to church building.  District Ref: 01/01354/F PDL	Religious use Religious use	Community Residential
FI300/1	G R K Construction 2 BRIDGE STREET	App no 200/00713 Pmt'd Aug 2001 Full Site Area 0.02	D2	380	380		Complete	Alterations to previously approved scheme to rebuild extension to provide nightclub/restaurant.  District Ref: 00/00713/F PDL	Night Club	Night Club
FI306/1	S Walmsley 10 BRIDGE STREET	App no 204/01016 Pmt'd Nov 2004 Full Site Area 0.01	A1 A2	0 126	-126 126		Complete Complete	COU from retail to financial and professional services.  District Ref: 04/01016/F PDL	Retail - Shops	Financial/Profe
FI310/1	Esso Petroleum Co Ltd Buckingham Drive Service Station BUCKINGHAM DRIVE	App no 200/01087 Pmt'd Jan 2001 Full Site Area 0.18	A1 SG	287 0	287 -178		Lapsed Lapsed	Redevelopment of garage service station to provide a retail unit with forecourt facilities.  District Ref: 00/01087/F PDL	Garages	Retail - Shops
FI330/1	Ms N Amani 18 FARNHAM DRIVE	App no 202/01201 Pmt'd Nov 2002 Full Site Area 0.01	A1 D1	0 209	-209 209		N/S N/S	Part COU from retail (96 sq.m.) to a children's nursery with the option of a complete COU from retail (209 sq.m.) to a children's nursery.  District Ref: 02/01201/F PDL	Retail - Shops	Nursery Educ
+ * FI342/1	Mr S Coomber 6 GOSBROOK ROAD	App no 205/00335 Pmt'd Jun 2005 Full Site Area 0.01	A1 D2	114 0	114 -114		Complete Complete	COU from leisure use to retail use.  District Ref: 05/00335/F PDL	Leisure	Retail - Shops

## Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FI350/1	Caversham Conservative Club 371 GOSBROOK ROAD	App no 201/00543 Pmt'd Jul 2001 Full  Site Area 0.01	D2	100	100		N/S	Erection of extension to provide a snooker room at the rear of club.  District Ref: 01/00543/F PDL	Social Clubs	Social Clubs
FI355/1	Pltns of Reading Paint Service Send Road/389-389A GOSBROOK ROAD	App no 201/01013 Pmt'd Jan 2003 Full  Site Area 0.52	B8	0	-305		N/S	Redevelopment of warehouse to provide five flats. Allowed on appeal.  District Ref: 01/01013/F PDL	Warehousing	Residential
FI368/1	Royal Foundation Greycoat Hosp Queen Anne's School HENLEY ROAD	App no 204/00855 Pmt'd Oct 2004 Full  Site Area 0.96	D1	1560	998		Complete	Demolition of existing bursary and arts block and erection of new science centre.  District Ref: 04/00855/F PDL	Secondary Ed	Secondary Ed
+ * FI373/1	Mr Wilkins 110 HENLEY ROAD	App no 205/01354 Pmt'd Jan 2006 Full  Site Area 0.00	A1	168	168		N/S	Erection of 3 storey extension to the rear of cycle store to provide storage in the basement, workshop at ground floor level and storage at first floor level.  District Ref: 05/01354/F PDL	Retail - Shops	Retail - Shops
FI380/1	Mr M Y R Chughtai 192 HENLEY ROAD	App no 202/00428 Pmt'd Jul 2002 Full  Site Area 0.01	A1	0	-106		N/S	COU from retail to residential.  District Ref: 02/00428/F PDL	Retail - Shops	Residential
+ * FI382/1	Reading Amateur Boxing & Rifle Club Rifle Club JEFFERSON CLOSE	App no 206/00122 Pmt'd Mar 2006 Outline  Site Area 0.18	D2	0	-222		N/S	Redevelopment of rifle club building to provide three detached dwellings with garages. Resubmission of 05/01353  District Ref: 06/00122/O PDL	Leisure	Residential
+ * FI391/1	Dentons & Gibson/Checkmore Ltd Millars Arms PADDOCK ROAD	App no 205/01025 Pmt'd Feb 2006 Full  Site Area 0.13	A4 B1	0 925	-1322 925	3	Complete N/S	Redevelopment of public house (except outbuilding) to provide three small business units with parking & servicing. Demolition complete.  District Ref: 05/01025/F PDL	Public House	Business Use
FI396/1	T A Fisher & Sons Former Prudential Warehouse Site PATRICK ROAD	App no 204/01276 Pmt'd Jan 2005 Full  Site Area 0.28	B8	0	-1552		N/S	Redevelopment of the former warehouse to provide eleven 2/3/4/5 bedroom dwellings with garages.  District Ref: 04/01276/F PDL	Warehousing	Residential

## Reading Borough

	Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
09	+ * FI402/1	Berkshire Healthcare 91 PEPPARD ROAD	App no 205/00497 Pmt'd Aug 2005 Full  Site Area 0.42	C2	0	-1874		U/C	Demolition of extension to nurses home & six bungalows with COU of remainder to fourteen dwellings (six 1 & 2-bed flats in retained bldg & the erection of eight 3-bed dwellings).  District Ref: 05/00497/F PDL	Res Inst'lions Residential	Residential Residential
	FI411/1	Mr D Parmenter 20 PROSPECT STREET	App no 204/00366 Pmt'd May 2004 Full  Site Area 0.02	A1 A2	0 145	-145 145		Complete Complete	COU from retail to financial & professional services.  District Ref: 04/00366/F PDL	Retail - Shops	Financial/Prop
	+ * FI423/1	S D Properties 129 QUEENS ROAD	App no 203/01251 Pmt'd Jan 2006 Full  Site Area 0.01	A4	0	-255		N/S	Redevelopment of public house to provide eleven 2-bed flats plus car parking.  District Ref: 03/01251/F PDL	Public House	Residential
	FI450/1	Eagle Estates 21 STAR ROAD	App no 202/00315 Pmt'd Jul 2002 Full  Site Area 0.10	SG	0	-960		N/S	Redevelopment of body repair shop and tyre centre to provide twelve 2-beds flats with parking.  District Ref: 02/00315/F PDL	Motoring	Residential
	FI920/1	Reading Borough Council Christchurch Playing Fields WOLSEY ROAD	App no 200/01017 Pmt'd Mar 2001 Full  Site Area 0.06	D1	423	223		Lapsed	Erection of replacement sports pavilion to include changing rooms, small retail unit/office, meeting room and grounds store.  District Ref: 00/01017/F PDL	Playing fields	Playing fields
	( FI100/1	Rest of Reading Borough Tilehurst 11-15 ARMOUR ROAD	App no 201/00471 Pmt'd Nov 2001 Outline  Site Area 0.13	B8	0	-371		N/S	Redevelopment of builders' yard, office and workshop to provide twelve 2-bed flats (sheltered housing) plus parking. See 203/00571(RM) for alternative development.  District Ref: 01/00471/O PDL	Builders Yard	Residential
	( FI100/2	Gables Holdings Ltd 11-15 ARMOUR ROAD	App no 203/00571 Pmt'd Aug 2003 Reserved Matters  Site Area 0.00	B8	0	0		N/S	Redevelopment of builder's yard, office and workshop to provide twelve 2-bed flats. See 01/00471 (outline) for alternative development.  District Ref: 03/00571/R PDL	Builders Yard	Residential
	+ * FI117/1	Milbury Care Services 1 HONEY END LANE	App no 205/01319 Pmt'd Feb 2006 Full  Site Area 0.06	C2	0	-144		Complete	COU from residential care home to residential.  District Ref: 05/01319/F PDL	Res Inst'lions	Residential



# Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FJ123/1	Governors & Reading Borough Council Prospect Community College HONEY END LANE	App no 201/00243 Pmt'd Jun 2002 Full Site Area 11.30	D1	1864	1864		N/S	Erection of two technology blocks.  District Ref: 01/00243/F PDL	Secondary Ed	Secondary Ed
FJ127/1	Berkshire Homecare NHS Trust Prospect Park Hospital HONEY END LANE	App no 204/01152 Pmt'd Jan 2005 Full Site Area 0.02	C2	238	238		Complete	Changes to internal layout and extension to one building to allow the introduction of intermediate care ward.  District Ref: 04/01152/F PDL	Hospitals	Hospitals
FJ139/1	W Henderson Wellington House 2 KENTWOOD HILL	App no 203/01386 Pmt'd Jul 2004 Full Site Area 0.07	B1	0	-386		N/S	COU from offices to seven flats.  District Ref: 03/01386/F PDL	Offices	Residential
FJ201/1	J J & J M Hayes 14/14a NORCOT ROAD	App no 203/00098 Pmt'd Jul 2003 Full Site Area 0.01	B1	0	-133		N/S	COU from offices to one 2-bed and one 1-bed flats. Renewal of permission 98/00194 (full).  District Ref: 03/00098/F PDL	Offices	Residential
FJ210/1	LCP Retail Ltd Unit 5 Norcot Industrial Estate STERLING WAY	App no 202/00075 Pmt'd Mar 2002 Full Site Area 1.56	B8	179	179		N/S	Erection of extension to warehouse.  District Ref: 02/00075/F PDL	Warehousing	Warehousing
+ * FJ212/1	Adrian Sykes 7 STERLING WAY	App no 205/00007 Pmt'd Apr 2005 Full Site Area 0.15	B1 D2	0 1535	-1535 1535		Complete Complete	COU from light industrial unit to children's play facility. Soft commitment at March 2005.  District Ref: 05/00007/F PDL	Light industry	Leisure
+ * FJ231/1	Reading Borough Council Churchend Primary School USK ROAD	App no 205/01378 Pmt'd Feb 2006 Full Site Area 1.70	D1	109	109		U/C	Erection of extensions & re-modelling of primary school.  District Ref: 05/01378/F PDL	Primary Ed	Primary Ed
+ * FJ245/1	Highlands School Highlands Junior School WARDLE AVENUE	App no 205/00479 Pmt'd Jul 2005 Full Site Area 1.35	D1	202	141		N/S	Erection of extensions to school to provide a new staffroom with kitchen and toilet block extensions.  District Ref: 05/00479/F PDL	Primary Ed	Primary Ed



## SOFT COMMITMENTS at March 2006 for READING BOROUGH

### A Development for which approval has been indicated subject to the prior completion of legal agreements.

None.

### B Sites identified in Adopted & Draft Local Plans without a valid planning permission.

#### Reading Borough Local Plan (October 1998)

##### Central Reading

##### **Policy CEN13:**

Broad Street Mall  
Hosier Street &  
St Mary's Butts

Proposal site C1: comprehensive scheme comprising refurbishment of shopping centre and refurbishment of business space. Mixed development scheme at 19-23 St Mary's Butts /Hosier Street comprising retail and /or restaurant (A1/A3) uses on ground floor and business and financial and professional service (B1/A2) uses on the upper floors:  
1,000 sq.m. net B1. (PDL)

British Rail land  
Napier Road

Proposal site C14: car showroom or leisure use. (PDL)

Friar Street/6 Queen Victoria  
Street

Proposal site C15: mixed scheme comprising retail (A1) use on ground floor and business (B1) and financial and professional service uses (A2) on upper floors. Refurbishment of listed buildings at 6 Queen Victoria Street:  
300 sq.m. net B1. (PDL)

3-10 Market Place  
(Market Place House)  
Abbey Hall  
Abbey Square

Proposal site C24: scheme comprising retail and restaurant (A1/A3) uses on ground floor and business use (B1) on upper floors. Possible pedestrian link between Market Place and the Forbury House site (C22). Future development to provide rear servicing to premises fronting Market Place via the Forbury: no net B1 gain. (PDL)

120 Kings Road

Proposal site C30: mixed scheme comprising residential and business use (B1) fronting Kings Road: no net B1 gain. (PDL)

37-43 Market Place

Proposal site C35: scheme comprising retail and restaurant (A1/A3) uses on ground floor and business use (B1) on upper floors: no net B1 gain. (PDL)

Corner of Crown Street/  
Silver Street

Proposal site C37: mixed scheme comprising business use (B1), housing and public open space with children's play facility. Pedestrian access to Upper Crown Street. Retention or replacement of community use. Vehicular access from Crown Street only:  
1,500 sq.m. net B1. (PDL)

Southern Electricity Board  
Vastern Road

Proposal site C40: mixed scheme comprising housing, mixed business use (B1) fronting Vastern Road:  
4,000 sq.m. net B1.  
See hard commitment 05/00412 (full). (PDL)

20-22 Duke Street

Proposal site C53: mixed scheme comprising extension & refurbishment of public house & business use. (PDL)

**C**

**Development Trends**

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# 1 READING BOROUGH COUNCIL : DEVELOPMENT TRENDS

- 1.1 The following statistics give an indication of trends in employment generating development over the Structure Plan period. The Adopted Berkshire Structure Plan covers the period 2001 – 2016 and has superseded the earlier plan which was for the period 1991 – 2006. Data from 2001 is recorded after a break indicated by a dotted line.
- 1.2 For the period 1991-2002, sites that were vacant or partly vacant were considered to be 'Outstanding'. However, from 2002/2003 these sites have been considered to be 'Completed'. Hence the 'Existing Stock', 'Outstanding Commitments' and 'Completions' figures for 2003 and onwards are not directly comparable with earlier years. An adjustment has been made to the figures for 2001/2002 and 2002/2003 for the 'Existing Stock', 'Outstanding Commitments' and 'Completions' to take account of the vacant and partly vacant sites at 2002 as being counted as 'Completed'. Tables 22, 23 and 26 show these adjusted figures in italics together with the figures recorded for each year.

## Existing Stock

- 1.3 Table 22 gives details of the existing stock of industrial and commercial floorspace. Figures have been calculated by adding annual completion figures to a 1984 floorspace stock figure taken from the Department of the Environment's *"Commercial and Industrial Floorspace Statistics 1981-1984"*.

Table 22: Floorspace Stock by Use Class (sq m)

	Business, Industry, Professional and Financial Services (A2, B1 - 7)		Warehousing (B8)	
1991		979,290		503,610
1992		994,230		503,190
1993		1,003,320		503,510
1994		1,001,190		501,830
1995		998,380		503,170
1996		994,990		496,510
1997		1,005,360		497,170
1998		982,580		496,370
1999		965,900		482,960
2000		963,430		494,490
2001		954,100		498,230
2002	<i>1,029,480</i>	1,027,150	<i>492,240</i>	492,240
2003	1,039,910		489,790	
2004	1,016,250		481,800	
2005	1,007,960		490,560	
2006	996,030		493,370	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2006



## Outstanding Commitments

- 1.4 Table 23 gives details of the amount of outstanding floorspace with planning permission whilst Table 24 summarises the amount of outstanding floorspace that has been accepted in principle, i.e. a development for which approval has been indicated but remains subject to an outstanding Section 106 agreement or has been identified in an adopted or Deposit Draft Local Plan but which has no formal planning permission.

**Table 23: Employment Generating Floorspace Outstanding at March Each Year  
(net change in floorspace (sq m))**

	Retail (A1)		Financial & Professional Services (A2)		Business (B1)		General & Special Industry (B2 - 7)		Storage & Distribution (B8)	
1993	45,720		1,590		71,770		9,440		-15,620	
1994	32,170		-30		64,380		860		-4,450	
1995	55,530		220		62,050		-12,200		3,190	
1996	41,760		-550		163,630		-5,730		24,750	
1997	56,030		460		130,300		-1,930		31,090	
1998	63,630		910		130,920		-2,360		21,310	
1999	58,430		440		198,430		1,690		7,720	
2000	40,680		730		188,470		-1,250		-3,290	
2001	-2,660		270		203,470		-440		-4,090	
2002	-3,170	-3,170	60	60	139,270	141,600	-50,560	-50,560	7,130	7,130
2003	1,710		-210		80,140		-12,100		5,850	
2004	-3,900		-760		103,930		-13,460		24,510	
2005	820		-130		235,700		-10,810		6,980	
2006	4,900		-1,730		172,540		-9,040		8,230	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2006

**Table 24: Employment Generating Floorspace Accepted in Principle at March Each Year  
(net change in floorspace (sq m))**

	Retail (A1)		Financial & Professional Services (A2)		Business (B1)		General & Special Industry (B2 - 7)		Storage & Distribution (B8)	
1993	-6,970		1,040		188,690		5,410		32,690	
1994	-1,840		650		163,050		4,540		35,910	
1995	-630		0		138,540		6,190		37,780	
1996	8,120		1,200		34,620		3,150		10,450	
1997	6,760		0		34,860		2,700		9,020	
1998	16,920		10		45,580		-1,780		4,890	
1999	7,280		300		15,080		-2,990		14,620	
2000	15,340		300		11,900		-6,270		28,290	
2001	4,340		-630		3,380		-1,380		13,990	
2002	5,490		0		58,700		-1,380		-3,930	
2003	600		0		62,910		0		-1,210	
2004	600		0		42,460		-70		990	
2005	0		0		5,270		0		0	
2006	0		0		6,800		0		0	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2006



## New permissions

1.5 Table 25 gives details of the amount of floorspace permitted in any particular year.

**Table 25: Permissions for Employment Generating Floorspace Granted Each Year by Use Class (net change in floorspace (sq m))**

	<b>Retail (A1)</b>	<b>Financial &amp; Professional Services (A2)</b>	<b>Business (B1)</b>	<b>General &amp; Special Industry (B2 - 7)</b>	<b>Storage &amp; Distribution (B8)</b>
1991/92	47,720	-1,510	27,270	2,440	-4,880
1992/93	-5,000	1,220	2,150	3,090	-4,810
1993/94	2,950	-420	9,510	-5,540	-2,600
1994/95	20,600	640	14,430	-9,830	5,220
1995/96	7,470	-1,330	109,470	-2,770	12,400
1996/97	14,590	-60	4,310	-2,680	1,590
1997/98	-1,440	-680	-7,680	-7,730	2,430
1998/99	2,630	20	38,200	-7,180	1,580
1999/00	-7,280	190	-9,130	-1,040	-5,070
2000/01	-310	1,090	7,010	-1,380	2,620
<b>Total 1991-2001</b>	<b>81,930</b>	<b>-840</b>	<b>195,540</b>	<b>-32,620</b>	<b>8,480</b>
<b>Annual Average</b>	<b>8,193</b>	<b>-84</b>	<b>19,554</b>	<b>-3,262</b>	<b>848</b>
2001/02	-10,690	140	19,520	-48,260	2,210
2002/03	-1,140	-540	1,360	-4,410	-2,870
2003/04	-590	0	40	-4,480	10,460
2004/05	-1,770	480	120,270	2,150	680
2005/06	250	-1,010	-8,140	1,190	3,490
<b>Total 2001-2006</b>	<b>-13,940</b>	<b>-930</b>	<b>133,050</b>	<b>-53,810</b>	<b>13,970</b>

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2006

## Completions

1.6 Table 26 gives details of floorspace completed in any particular year.

**Table 26: Employment Generating Floorspace Completed Each Year by Use Class  
(net change in floorspace (sq m))**

	<b>Retail (A1)</b>		<b>Financial &amp; Professional Services (A2)</b>		<b>Business (B1)</b>		<b>General &amp; Special Industry (B2 - 7)</b>		<b>Storage &amp; Distribution (B8)</b>	
1991/92	400		320		14,150		470		-420	
1992/93	3,270		480		7,670		940		320	
1993/94	3,980		930		3,940		-7,000		-1,680	
1994/95	-720		250		-2,280		-780		1,340	
1995/96	15,660		-840		4,930		-7,480		-6,660	
1996/97	3,540		250		14,240		-4,120		660	
1997/98	-2,040		-640		-13,800		-8,340		-800	
1998/99	30		160		-5,810		-11,030		-13,410	
1999/00	10,910		230		-2,350		-350		11,530	
2000/01	42,740		2,180		-9,310		-2,200		3,740	
<b>Total 1991-2001</b>	<b>77,770</b>		<b>3,320</b>		<b>11,380</b>		<b>-39,890</b>		<b>-5,380</b>	
<b>Annual Average</b>	<b>7,777</b>		<b>332</b>		<b>1,138</b>		<b>-3,989</b>		<b>-538</b>	
2001/02	<b>-9,370</b>	-9,370	<b>220</b>	220	<b>76,110</b>	73,780	<b>-950</b>	-950	<b>-5,990</b>	-5,990
2002/03	<b>-4,470</b>	-4,470	<b>-120</b>	-120	<b>53,410</b>	55,740	<b>-42,860</b>	-42,860	<b>-2,450</b>	-2,450
2003/04	5,090		540		-21,080		-3,120		-7,990	
2004/05	-4,430		630		-9,330		410		8,760	
2005/06	390		90		-10,440		-1,580		2,810	
<b>Total 2001-2006</b>	<b>-12,790</b>		<b>1,360</b>		<b>88,670</b>		<b>-48,100</b>		<b>-4,860</b>	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2006

