



Joint Strategic
Planning Unit

Planning Commitments for Employment Uses at March 2008

Reading Borough

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

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November 2008

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SUMMARY

This publication looks at commitments for employment uses in Reading Borough at 31 March 2008. 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 **28,330 sq m net^a** of BIDS floorspace was completed between April 2007 and March 2008; and,
- **99,120 sq m net** of BIDS floorspace was newly permitted between April 2007 and March 2008.

As a result:

- **269,170 sq m net** of BIDS floorspace (plus **81,380 sq m** that was accepted in principle) was outstanding at March 2008.

The following table shows a breakdown of the net business, industrial, distribution and storage (BIDS) floorspace (in square metres) permitted on greenfield^b sites and on previously developed land^c (brownfield).

	Completions	New Permissions	Outstanding	
			Hard	Soft
Greenfield	0	6,780	57,100	12,480
Brownfield	-28,330	92,340	212,070	68,900
Total	-28,330	99,120	269,170	81,380

^a Net floorspace is calculated by reference to the gains and losses of gross floorspace in development.

^b 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.

^c 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 and additional copies of this report 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 & Building Control
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 2008 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 2008 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^d and net^e 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^f and General Permitted Development (Amendment) Order 2005. 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.

^d 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.

^e Net floorspace is calculated by reference to the gains and losses of gross floorspace in development.

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

- B2^a 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, concert halls, Bingo halls, dance halls, 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.

⁹ 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 2007 Survey has been updated to 2008 in four stages:

- (1) Outstanding commitments at March 2007 were identified from the previous survey^h.
- (2) Relevant planning permissions granted between 1 April 2007 and 31 March 2008 were identified. The initial source of information on new permissions is generally the computerised Planning Applications and Commitments System (PACS) which relies on data supplied by the Council. 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) All sites were visited by officers from either the Council and/or officers from the Joint Unit in order to establish building progress at 31 March 2008 for both commitments outstanding at March 2007 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 permissions which lapsed in the period 1 April 2007 to 31 March 2008, 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 2008 – 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 2008 (hard and soft), completions 2007-2008, new permissions 2007-2008 and lapsed permissions 2007-2008. 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.

^h Planning Commitments for Employment Uses at March 2007 – Reading Borough.

- 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.
- 5.5 Part D of the report consists of Maps 1-7. Map 1 shows the locations of wards & the main industrial areas within the Borough. Maps 2-7 are of Central Reading and the main industrial areas with both hard and soft commitments, if any, within each area shown. The sites are denoted by the site code for hard commitments and by application number or local plan number for soft commitments.

6 FORMAT OF INDIVIDUAL COMMITMENTS

- 6.1 The survey presents information on commitments outstanding at 31 March 2008, together with completed developments and lapsed permissions during 2007-2008.
- 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 2008 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 2007 and March 2008;
 - description of development and comments (COU denotes change of use);

- the borough's reference number (District Ref);
- 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 2007 and 31 March 2008. A '*' also appears where the permission relates to a site that was not already the subject of a similar outstanding commitment at 31 March 2007. Only permissions marked by an '*' are counted in summary tables 6, 13 and 20 which are concerned with 'new' floorspace permitted during 2007-2008. For example, the floorspace applicable to the approval of reserved matters during 2007-2008 would not be counted in tables 6, 13 or 20 where the relevant outline permission had been granted prior to April 2007.

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**

NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

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

NET CHANGE IN FLOORSACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	6,427	-2,091	58,337	0	0	14,414
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	6,537	-2,091	58,337	0	0	15,374
Acre Road/Bennet Road	0	0	-1,114	0	2,368	1,509
Manor Farm/Gillette Way	2,323	0	84,252	0	0	9,076
Rose Kiln Lane S/Boulton Rd	0	0	-279	0	750	415
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,692	2,380
Worton Grange	0	0	33,910	-492	0	0
Portman Road/Deacon Way	0	0	446	0	0	549
Green Park	0	0	49,757	0	0	0
Caversham	96	0	239	0	0	72
Tilehurst	121	61	-133	0	0	-328
Rest of Reading Borough	872	0	-4,329	0	3,807	89,044
Total for Rest of Reading Borough	3,412	61	162,749	-492	8,617	102,717
Reading Borough	9,949	-2,030	221,086	-492	8,617	118,091

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	510	-77	33,647	0	0	8,044
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	510	-77	33,647	0	0	8,044
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	177	0	287	0	0	28,468
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	1,771
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	4,430	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	2,531	0	0	4,972
Rest of Reading Borough	1,767	-81	-760	-176	0	9,049
Total for Rest of Reading Borough	1,944	-81	6,488	-176	0	44,260
Reading Borough	2,454	-158	40,135	-176	0	52,304

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	6,937	-2,168	91,984	0	0	22,458
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	7,047	-2,168	91,984	0	0	23,418
Acre Road/Bennet Road	0	0	-1,114	0	2,368	1,509
Manor Farm/Gillette Way	2,500	0	84,539	0	0	37,544
Rose Kiln Lane S/Boulton Rd	0	0	-279	0	750	415
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,692	4,151
Worton Grange	0	0	33,910	-492	0	0
Portman Road/Deacon Way	0	0	446	0	0	549
Green Park	0	0	54,187	0	0	0
Caversham	96	0	239	0	0	72
Tilehurst	121	61	2,398	0	0	4,644
Rest of Reading Borough	2,639	-81	-5,089	-176	3,807	98,093
Total for Rest of Reading Borough	5,356	-20	169,237	-668	8,617	146,977
Reading Borough	12,403	-2,188	261,221	-668	8,617	170,395

*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	7,416	0	68,897	0	0	4,420
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	7,416	0	68,897	0	0	4,420
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	238	66	12,480	0	0	2,237
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	218
Total for Rest of Reading Borough	238	66	12,480	0	0	2,455
Reading Borough	7,654	66	81,377	0	0	6,875

*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 2007-2008 - Net*

NET CHANGE IN FLOORSPEACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	-280	352	-7,243	0	0	6,717
Forbury Industrial Park	0	0	-5,434	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	-280	352	-12,677	0	0	6,717
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	800
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	630
Rose Kiln Lane N/Elgar Rd	0	0	0	0	-13,618	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	185	107	-108	0	0	1,102
Tilehurst	-186	0	0	0	142	186
Rest of Reading Borough	8,106	101	-1,422	0	-647	17,888
Total for Rest of Reading Borough	8,105	208	-1,530	0	-14,123	20,606
Reading Borough	7,825	560	-14,207	0	-14,123	27,323

*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 2007-2008 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	333	140	23,107	0	0	4,435
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	333	140	23,107	0	0	4,435
Acre Road/Bennet Road	0	0	0	0	0	395
Manor Farm/Gillette Way	2,323	0	73,102	0	0	4,437
Rose Kiln Lane S/Boulton Rd	0	0	0	0	170	136
Rose Kiln Lane N/Elgar Rd	0	0	0	0	-2,500	150
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	6,779	0	0	0
Caversham	96	0	-409	0	0	402
Tilehurst	-65	61	0	0	142	-349
Rest of Reading Borough	21	0	-1,326	0	60	43,176
Total for Rest of Reading Borough	2,375	61	78,146	0	-2,128	48,347
Reading Borough	2,708	201	101,253	0	-2,128	52,782

*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 2007-2008 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	-4,586	104	474	0	0	11,017
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	-4,586	104	474	0	0	11,017
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	-3,785
Portman Road/Deacon Way	0	0	0	-325	325	0
Green Park	0	0	22,540	0	0	6,815
Caversham	-315	0	0	0	-305	813
Tilehurst	0	0	0	0	0	1,864
Rest of Reading Borough	-129	0	0	0	0	1,680
Total for Rest of Reading Borough	-444	0	22,540	-325	20	7,387
Reading Borough	-5,030	104	23,014	-325	20	18,404

*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	7,318	0	96,289	0	0	16,579
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	7,428	0	96,289	0	0	17,539
Acre Road/Bennet Road	0	0	0	0	5,753	1,768
Manor Farm/Gillette Way	2,323	0	84,252	0	0	9,076
Rose Kiln Lane S/Boulton Rd	0	0	0	0	1,850	415
Rose Kiln Lane N/Elgar Rd	0	0	0	0	4,692	2,380
Worton Grange	0	0	33,910	5,376	0	0
Portman Road/Deacon Way	0	0	446	0	0	995
Green Park	0	0	49,757	0	0	0
Caversham	96	61	925	0	0	294
Tilehurst	121	0	0	0	0	1,879
Rest of Reading Borough	2,242	0	388	0	4,585	99,969
Total for Rest of Reading Borough	4,782	61	169,678	5,376	16,880	116,776
Reading Borough	12,210	61	265,967	5,376	16,880	134,315

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	510	133	39,003	0	0	11,139
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	510	133	39,003	0	0	11,139
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	177	0	287	0	0	28,468
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	1,771
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	4,430	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	2,917	0	0	5,179
Rest of Reading Borough	1,767	0	0	0	0	9,062
Total for Rest of Reading Borough	1,944	0	7,634	0	0	44,480
Reading Borough	2,454	133	46,637	0	0	55,619

GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

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

GROSS FLOORS (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	7,828	133	135,292	0	0	27,718
Forbury Industrial Park	110	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	7,938	133	135,292	0	0	28,678
Acre Road/Bennet Road	0	0	0	0	5,753	1,768
Manor Farm/Gillette Way	2,500	0	84,539	0	0	37,544
Rose Kiln Lane S/Boulton Rd	0	0	0	0	1,850	415
Rose Kiln Lane N/Elgar Rd	0	0	0	0	4,692	4,151
Worton Grange	0	0	33,910	5,376	0	0
Portman Road/Deacon Way	0	0	446	0	0	995
Green Park	0	0	54,187	0	0	0
Caversham	96	0	925	0	0	294
Tilehurst	121	61	2,917	0	0	7,058
Rest of Reading Borough	4,009	0	388	0	4,585	109,031
Total for Rest of Reading Borough	6,726	61	177,312	5,376	16,880	161,256
Reading Borough	14,664	194	312,604	5,376	16,880	189,934

*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	9,743	0	82,304	0	0	8,150
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	9,743	0	82,304	0	0	8,150
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	238	66	16,000	0	0	2,428
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	218
Total for Rest of Reading Borough	238	66	16,000	0	0	2,646
Reading Borough	9,981	66	98,304	0	0	10,796

*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 2007-2008 - Gross*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	1,022	352	487	0	0	7,157
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	1,022	352	487	0	0	7,157
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	800
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	630
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	292	107	0	0	0	1,607
Tilehurst	0	0	0	0	142	186
Rest of Reading Borough	8,307	101	0	0	238	21,366
Total for Rest of Reading Borough	8,599	208	0	0	380	24,589
Reading Borough	9,621	560	487	0	380	31,746

*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 2007-2008 - Gross*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	839	140	26,111	0	0	8,894
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	839	140	26,111	0	0	8,894
Acre Road/Bennet Road	0	0	0	0	0	654
Manor Farm/Gillette Way	2,323	0	73,102	0	0	4,437
Rose Kiln Lane S/Boulton Rd	0	0	0	0	1,270	136
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	150
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	6,779	0	0	0
Caversham	96	0	0	0	0	402
Tilehurst	121	61	0	0	142	2,065
Rest of Reading Borough	121	0	250	0	206	46,897
Total for Rest of Reading Borough	2,661	61	80,131	0	1,618	54,741
Reading Borough	3,500	201	106,242	0	1,618	63,635

*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 2007-2008 - Gross*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	0	104	576	0	0	11,543
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	0	104	576	0	0	11,543
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	1,370
Portman Road/Deacon Way	0	0	0	0	325	0
Green Park	0	0	22,540	0	0	6,815
Caversham	0	0	0	0	0	911
Tilehurst	0	0	0	0	0	1,864
Rest of Reading Borough	0	0	0	0	0	1,680
Total for Rest of Reading Borough	0	0	22,540	0	325	12,640
Reading Borough	0	104	23,116	0	325	24,183

*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	-359	0	0	7,066	800	6,343	1,392	-828
Forbury Industrial Park	230	0	0	0	0	180	550	0
Gasworks Site	0	0	0	0	0	0	0	0
Total for Central Reading	-129	0	0	7,066	800	6,523	1,942	-828
Acre Road/Bennet Road	0	0	0	0	0	0	0	1,509
Manor Farm/Gillette Way	0	0	0	0	0	0	9,076	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	415
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	2,380
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	-446	0	995
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	294	0	-222	0
Tilehurst	30	0	30	0	0	1,573	215	-2,176
Rest of Reading Borough	120	0	0	14,186	44,728	5,616	24,131	263
Total for Rest of Reading Borough	150	0	30	14,186	45,022	6,743	33,200	3,386
Reading Borough	21	0	30	21,252	45,822	13,266	35,142	2,558

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	1,010	0	0	6,231	0	-233	-449	1,485
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
Total for Central Reading	1,010	0	0	6,231	0	-233	-449	1,485
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	17,799	0	169	0	10,500
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	150	0	1,621
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	-207	0	5,179	0	0
Rest of Reading Borough	336	0	0	0	750	7,097	866	0
Total for Rest of Reading Borough	336	0	0	17,592	750	12,595	866	12,121
Reading Borough	1,346	0	0	23,823	750	12,362	417	13,606

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	651	0	0	13,297	800	6,110	943	657
Forbury Industrial Park	230	0	0	0	0	180	550	0
Gasworks Site	0	0	0	0	0	0	0	0
Total for Central Reading	881	0	0	13,297	800	6,290	1,493	657
Acre Road/Bennet Road	0	0	0	0	0	0	0	1,509
Manor Farm/Gillette Way	0	0	0	17,799	0	169	9,076	10,500
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	415
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	150	0	4,001
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	-446	0	995
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	294	0	-222	0
Tilehurst	30	0	30	-207	0	6,752	215	-2,176
Rest of Reading Borough	456	0	0	14,186	45,478	12,713	24,997	263
Total for Rest of Reading Borough	486	0	30	31,778	45,772	19,338	34,066	15,507
Reading Borough	1,367	0	30	45,075	46,572	25,628	35,559	16,164

*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	-200	0	5,612	0	250	-1,392	150
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
Total for Central Reading	0	-200	0	5,612	0	250	-1,392	150
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	380	0	0	0	1,858	-1	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	218	0	0
Total for Rest of Reading Borough	380	0	0	0	1,858	217	0	0
Reading Borough	380	-200	0	5,612	1,858	467	-1,392	150

*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 2007-2008 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	516	-156	221	4,534	0	1,069	533	0
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
Total for Central Reading	516	-156	221	4,534	0	1,069	533	0
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	800	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	630
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	-255	0	0	232	1,375	0	-250
Tilehurst	0	0	0	0	0	186	0	0
Rest of Reading Borough	100	0	-140	3,260	1,797	10,867	486	1,518
Total for Rest of Reading Borough	100	-255	-140	3,260	2,029	13,228	486	1,898
Reading Borough	616	-411	81	7,794	2,029	14,297	1,019	1,898

*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 2007-2008 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	56	0	221	139	0	5,118	-2,584	1,485
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
Total for Central Reading	56	0	221	139	0	5,118	-2,584	1,485
Acre Road/Bennet Road	0	0	0	0	0	0	0	395
Manor Farm/Gillette Way	0	0	0	437	0	0	4,000	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	136
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	150	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	30	0	0	0	294	108	0	0
Rest of Reading Borough	100	0	30	-207	0	1,759	215	-2,176
Total for Rest of Reading Borough	130	0	30	12,191	3,369	869	26,727	-80
Total for Rest of Reading Borough	130	0	30	12,421	3,663	2,886	30,942	-1,725
Reading Borough	186	0	251	12,560	3,663	8,004	28,358	-240

*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 2007-2008 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	-104	0	0	8,951	0	2,170	0	0
Forbury Industrial Park	0	0	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0	0	0
Total for Central Reading	-104	0	0	8,951	0	2,170	0	0
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	-3,785
Portman Road/Deacon Way	0	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0	6,815
Caversham	0	0	0	0	0	813	0	0
Tilehurst	0	0	0	0	0	1,864	0	0
Rest of Reading Borough	129	0	0	1,551	0	0	0	0
Total for Rest of Reading Borough	129	0	0	1,551	0	2,677	0	3,030
Reading Borough	25	0	0	10,502	0	4,847	0	3,030

*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**

Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
Central Reading Central Reading EA990/2	The Midway Partnership St Lawrence Hall/Abbey Mill House ABBEY SQUARE	App no 204/00282 Pmtid Nov 2004 Full Site Area 0.21	A3 B1	0 13122	0 13122	0	U/C U/C	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. Supersedes 01/00833 (full). Demolition complete & counted at March 2004. District Ref: 04/00282/F PDL	Offices Offices Public House	Offices Residential Restaurants
(+ * EA996/1	Tenniel Ltd 9-15 BLAGRAVE STREET	App no 206/01289 Pmtid Jan 2007 Full Site Area 0.03	B1	0	-1095	0	U/C	COU from offices to fourteen flats (twelve 1-bed & two 2-bed) with retention of office (219 sq.m.) on ground floor. See 07/01235 (full) for additional development at ground floor. District Ref: 06/01289/F PDL	Offices	Residential
(+ * EA996/2	Mr H Blower 9-15 BLAGRAVE STREET	App no 207/01235 Pmtid Nov 2007 Full Site Area 0.02	A1 B1	140 0	140 -140	140	N/S N/S	COU from office to retail use at ground floor level. See 06/01560 (full) for additional development. District Ref: 07/01235/F PDL	Offices	Retail - Shops
(+ * EA1018/1	Broad Street Mall Units 39 & 41 BROAD STREET MALL	App no 203/00672 Pmtid Jun 2003 Full Site Area 0.00	A1 A2	0 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 Pmtid Aug 2003 Full Site Area 0.04	A1 A2	821 0	821 -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 Pmtid May 2004 Full Site Area 0.07	B1	0	-660	0	N/S	Redevelopment of light industrial buildings & two dwellings to provide four 1-bed flats & twelve 2/3-bed dwellings. District Ref: 04/00199/F PDL	Light Industry Residential	Residential Residential
(+ * EA1029/1	Mr P Thompson Glasson House 3-5 CASTLE STREET	App no 204/00351 Pmtid Jun 2004 Full Site Area 0.02	B1	0	-320	0	U/C	COU from offices to three dwellings. District Ref: 04/00351/F PDL	Offices	Residential
(+ * EA1035/2	Pitmans Solicitors 41 CASTLE STREET	App no 205/00287 Pmtid Jun 2005 Full Site Area 0.04	B1	405	405	405	Complete	Erection of 4-storey infill office building linked to no's 39 & 43 Castle Street. Supersedes 00/01560 (full). District Ref: 05/00287/F PDL	Offices	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
EA1050/1	Messers Roy 127-133 CAVERSHAM ROAD	App no Pmt'd Full 201/00853 Jan 2003	C1	918	823		Lapsed	COU from four terraced dwellings and retail/storage (70 sq.m.) and guest house to a 29-bed hotel plus alterations to rear. District Ref: 01/00653/F PDL	Hotels Residential	Hotels
EA1057/1	Mr & Mrs D Staples Rainbow Corner Hotel 132-138 CAVERSHAM ROAD	App no Pmt'd Full 204/01124 Dec 2004	C1	177	177		N/S	Alterations and extensions to 25-bed hotel to provide 19-bed hotel. District Ref: 04/01124/F PDL	Hotels	Hotels
+ * EA1058/1	Mr Nesar Miah 155 CAVERSHAM ROAD	App no Pmt'd Full 207/00573 Dec 2007	A1 A5	0 106	-106 106		Complete Complete	COU from retail to hot food takeaway, incorporating installation of extraction equipment. District Ref: 07/00573/F PDL	Retail - Shops	Food
(EA1063/2	Anec Developments Ltd Chatham Street Car Park Complex CHATHAM STREET	App no Pmt'd Full 205/00849 Nov 2005	A1 A2 A3 D1 D2	445 0 0 512 0	445 0 0 512 0		Complete Complete Complete Complete Complete	Details of phase 1 comprising a 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. Part supersedes 03/00825. See 05/00850. District Ref: 05/00849/F PDL	Vehicle Vehicle Vehicle Vehicle Vehicle Vehicle	Community Financial/Profe Food & Drink Leisure Residential Retail - Shops
(EA1063/3	Anec Developments Ltd Chatham Street Car Park Complex CHATHAM STREET	App no Pmt'd Outline Site Area 205/00850 Nov 2005	A1 A2 A3 B1 C1 D2	3055 0 0 33295 6750 1392	3055 0 0 33295 6750 1392		N/S N/S N/S N/S N/S	Phase 2 of mixed use development of 52,805 sqm g.e.a. + optional residential, offices, (100-200 bed) hotel, flexible ground floor uses of retail/ financial/food & drink, public swimming pool & parking (8 313 sqm). Part supersedes 03/00825. See 05/00849. District Ref: 05/00850/O PDL	Vehicle Vehicle Vehicle Vehicle Vehicle Vehicle	Financial/Profe Food & Drink Hotels Offices Retail - Shops Swimming
EA1103/3	Imperial Property Co (Reading) 12-18 CROWN STREET	App no Pmt'd Full Site Area 206/01116 Dec 2006	C1	553	553		U/C	Erection of extension to roof to provide an additional ten serviced apartments for hotel. District Ref: 06/01116/F PDL	Hotels	Hotels
EA1115/1	Gifdale Ltd Royal County Hotel 4-8 DUKE STREET	App no Pmt'd Full Site Area 202/01507 Mar 2003	C1	1634	1307		Lapsed	Extension to hotel to provide 4/5 storey building with thirty-eight bedrooms and six additional meeting rooms following demolition of staff block. District Ref: 02/01507/F PDL	Hotels	Hotels
EA1117/2	Reading College 10 DUKE STREET	App no Pmt'd Full Site Area 203/00260 May 2003	B1 D1	0 220	-220 220		N/S N/S	COU from offices to a "Learn Direct" training centre at second floor level. District Ref: 03/00260/F PDL	Offices	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
(	A B Walker & Sons Ltd Eldon House 36 ELDON ROAD	App no 206/00643 Pmtid Aug 2006 Full	A1	0	0	0	N/S	Refurbishment & erection of extensions to Funeral Directors (446 sq m, gross/377 sq m, net). See 07/00329/F for alternative development.	Ret-Funeral	Ret-Funeral
EA1132/1		Site Area 0.00						District Ref: 06/00643/F PDL		
(+	AB Walker & Sons Ltd Eldon House 36 ELDON ROAD	App no 207/00329 Pmtid May 2007 Full	A1	164	123		N/S	Refurbishment & extension to existing building to accommodate two new chapels & enlarge the mortuary. See 06/00643 (full) for alternative development.	Ret-Funeral	Ret-Funeral
EA1132/2		Site Area 0.03						District Ref: 07/00329/F PDL		
+ *	The Reading Central Trust NCP Car Park FORBURY ROAD	App no 207/00859 Pmtid Dec 2007 Full	B1	25461	25461		U/C	Erection of an 11 storey office building with associated access, car parking, servicing & landscaping.	Vehicle	Offices
EA1144/1		Site Area 0.66						District Ref: 07/00859/F PDL		
	JLPBS (FORBURY) Ltd Energis House FORBURY ROAD	App no 201/00643 Pmtid Oct 2004 Full	B1	57660	35660	3	N/S	Redevelopment of offices to provide three office buildings.	Offices	Offices
EA1145/1		Site Area 1.80						District Ref: 01/00643/F PDL		
(	Argent Estates Ltd 1 Forbury Square THE FORBURY	App no 203/01134 Pmtid Dec 2003 Full	A1 A2 A3 B1	1291 0 0 0	1291 0 0 -1291		N/S N/S Complete N/S	COU from offices to retail, financial & professional services, food & drink (140 sqm - complete 307) or office uses within the ground floor of unit 4 & creation of store ancillary to restaurant at basement of unit 2. See 07/01496 & 07/01655 for additional development. District Ref: 03/01134/F PDL	Offices Offices Offices	Financial/Profe Food & Drink Retail - Shops
EA1146/1		Site Area 0.08						COU from food & drink use at ground floor & basement of office building to allow flexible uses of A1, A2, A3, A4 & B1 in unit 2A & 2C, and A1, A2, A3, & B1 uses in unit 4. See 03/01134 (full) & 07/01655 (full) for additional developments. District Ref: 07/01496/F PDL	Food & Drink Food & Drink Food & Drink Food & Drink	Financial/Profe Offices Public House Restaurants Retail - Shops
(+ *	Morley Fund Management Ltd Davidson House Forbury Square THE FORBURY	App no 207/01496 Pmtid Mar 2008 Full	A1 A2 A3 A4 B1	578 0 0 0 0	578 0 -578 0 0		N/S N/S N/S N/S N/S	COU of unit 4 at basement level from retail & restaurant use to flexible uses of retail, financial & professional services, restaurant or office. See 03/01134 (full) & 07/01496 (full) for additional developments. District Ref: 07/01655/F PDL	Restaurants Restaurants Retail - Shops Retail - Shops	Offices Restaurants Financial/Profe Retail - Shops
EA1146/2		Site Area 0.03 B1								
(+ *	Morley Fund Management Ltd Davidson House Forbury Square THE FORBURY	App no 207/01655 Pmtid Mar 2008 Full	A1 A2 A3 B1	0 0 0 230	-230 0 0 230		N/S N/S 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
EA1146/3		Site Area 0.02								
(Portfolio Ventures (Reading) Friars Walk Shopping Centre FRIARS STREET	App no 202/00046 Pmtid Apr 2002 Full	A1 D1	0 2170	-2170 2170		Lapsed Lapsed			
EA1191/1		Site Area 0.22								

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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
(	Portfolio Holdings (Reading) Friars Walk Shopping Centre FRIAR STREET	App no Pmtid Full	A1 C1	0 6821	-2416 6821		Lapsed Lapsed	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	Retail - Shops	Hotels
EA1191/2		Site Area 0.27						PDL		
(	Ealing Family Housing Association Friars Walk 47 FRIAR STREET	App no Pmtid Full	A1 B1	0 0	-370 -3452		N/S N/S	COU from retail (lower ground floor) & offices to thirty-four 1-bed & thirty-seven 2-bed flats plus vertical extension/refurbishment. See 02/00046 (n) & 01/01037 (full). Part of RBLP site C7. District Ref: 05/00441/F	Offices Retail - Shops	Residential Residential
EA1191/3		Site Area 1.32						PDL		
	Berwick Hill Properties 107 FRIAR STREET	App no Pmtid Full	A1 A2	0 212	-212 212		Complete Complete	COU from retail to financial and professional services.	Retail - Shops	Financial/Prole
EA1204/1		Site Area 0.02						PDL		
	Halladale Nelson Ltd Partnership 108 FRIAR STREET	App no Pmtid Full	A1 A3	0 357	-357 357		Complete Complete	District Ref: 04/01036/F COU from retail to restaurant at ground floor level.	Retail - Shops	Restaurants
EA1206/1		Site Area 0.04						PDL		
(	Worthmore Ltd The Honeypot PH 125 FRIAR STREET	App no Pmtid Full	A1 A4	164 0	164 -271		Complete Complete	District Ref: 06/00459/F Refurbishment & COU from a public house to a retail unit & three self-contained flats. See 06/01589 (full) for additional development at ground floor.	Public House Public House	Residential Retail - Shops
EA1219/1		Site Area 0.02						PDL		
(	Mr P Dhillon The Honeypot PH 125 FRIAR STREET	App no Pmtid Full	A1 A5	0 115	-115 115		Complete Complete	District Ref: 06/01152/F Amendment to 06/01152 to retain bar/restaurant use to the ground floor & include hot food takeaway usage in the front of the restaurant. See 06/01152 (full) for additional development.	Restaurants Retail - Shops	Restaurants Food
EA1219/2		Site Area 0.02						PDL		
	Cityscene Properties Ltd 173-175 FRIAR STREET	App no Pmtid Full	A1 A3 B1 D2	22 0 0 2135	22 -113 -729 2135		U/C U/C U/C U/C	Refurbishment of shopping arcade, food & drink use & offices with partial demolition & addition of health club & fourteen dwellings plus additional arcade & shared ancillary spaces (793 sq.m. in total). District Ref: 06/01560/F	Food & Drink Offices Retail - Shops	Leisure Residential Retail - Shops
EA1237/1		Site Area 1.32						PDL		
	JLPBS Garrard Ltd Garrard House 30 GARRARD STREET	App no Pmtid Full	B1	274	274		Lapsed	Erection of extension at fourth floor for office use. District Ref: 01/01379/F	Offices	Offices
EA1239/1		Site Area 0.12						PDL		

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Area Site Code	Name Address	Application Details	Use Class	Gross Floor Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
EA1245/1	Lordbay Investments Plc Scottish Mutual House 35-43 GREYFRIARS ROAD	App no 200/01449 Pmtid May 2002 Full	B1	302	302		Lapsed	Erection of roof extension to 3 storey offices to provide additional offices.	Offices	Offices
+ *	Simon Brdbury The Fez GUN STREET	Site Area 0.05						District Ref: 00/01449/F COU from nightclub to restaurant with some minor alterations.		Restaurants
	EA1251/1	App no 207/00303 Pmtid May 2007 Full	A3 D2	913 0	913 -956		U/C U/C	District Ref: 07/00303/F 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.	Night Club Night Club Retail - Shops	Night Club Offices Restaurants
EA1253/1	D Frafield & G Mudan 7-9 GUN STREET	Site Area 0.06						District Ref: 03/01120/F COU from offices ancillary to retail use at upper floor levels to one 2-bed flat with retention of shop for retail/ financial & professional/ food & drink use (67 sq.m.) at ground floor level. Supersedes 05/00423 (full). District Ref: 06/01193/F	Night Club Night Club Retail - Shops	Night Club Offices Restaurants
EA1274/2	Stratford & District Ltd 16 KINGS ROAD	App no 206/01193 Pmtid Nov 2006 Full	A1 A2 A3	0 0 67	-110 0 67		Complete Complete Complete	Redevelopment of Christian Science Church (318 sq.m.) to provide fifteen apartments (two 1-bed, ten 2-bed, three 3-bed), Christian Science reading room and auditorium. Demolition complete & counted at March 2005. Supersedes 04/00813 (full). District Ref: 05/00962/F	Retail - Shops Retail - Shops Retail - Shops	Financial/Profe Food & Drink Residential
EA1276/2	Bewley Homes Plc 52-54 KINGS ROAD	App no 205/00962 Pmtid Nov 2005 Full	D1 D1	557 0	557 0		Complete Complete	Conversion of half of existing fourth floor storage space into office space & erection of 4 pitched roof dormers with atts to existing ones. Replacement of decorative balustrades & facade. District Ref: 07/00945/F	Offices	Offices
+ *	Mr Roger McKenna Abbey Gate 57-75 KINGS ROAD	App no 207/00945 Pmtid Sep 2007 Full	B1	420	420		U/C	District Ref: 07/00945/F COU from offices to eight 1/2-bed flats on upper floors with extension to retail unit (6 sq.m.).	Offices	Residential
	EA1277/1	Site Area 0.20						District Ref: 04/01308/F Redevelopment of offices & car repairs to provide one hundred & eight residential apartments and ground & first floor retail units. RBLP site C30.		Retail - Shops Residential
EA1278/1	Capital Commerce Ltd 60-62 KINGS ROAD	App no 204/01308 Pmtid Jan 2005 Full	B1	0	-490		N/S	District Ref: 06/00274/F COU from offices to eight 1/2-bed flats on upper floors with extension to retail unit (6 sq.m.).	Offices	Residential
EA1279/1	Kenavca 120 KINGS ROAD	Site Area 0.02						District Ref: 06/00274/F COU from offices to eight 1/2-bed flats on upper floors with extension to retail unit (6 sq.m.).		Retail - Shops Residential
		App no 206/00274 Pmtid Jul 2006 Full	A1 B1 SG	761 0 0	761 -2231 -828		N/S N/S N/S	District Ref: 06/00274/F COU from offices to eight 1/2-bed flats on upper floors with extension to retail unit (6 sq.m.).	Offices	Residential
		Site Area 0.17						District Ref: 06/00274/F COU from offices to eight 1/2-bed flats on upper floors with extension to retail unit (6 sq.m.).		Retail - Shops 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
+ * EA1287/1	Mr Richard Kenwood Talisman House 181-183 KINGS ROAD	App no 207/01354 Pmtid Feb 2008 Full Site Area 0.09	B1	0	-677		N/S	COU from offices to fourteen residential apartments. Reinstatement of original design of two properties by installing a party wall between numbers 181 & 183.	Offices	Residential
+ * EA1297/1	Thames Valley University Kings Road Campus KINGS ROAD	App no 207/01015 Pmtid Feb 2008 Full Site Area 3.60	D1	5971	5351		N/S	District Ref: 07/01354/F Demolition of two single storey buildings & erection of one 5 storey academic building.	Higher Ed/Uni	Higher Ed/Uni
EA1325/1	London & Silver Developments Ltd Signal House LETCOMBE STREET	App no 206/00159 Pmtid May 2006 Full Site Area 0.31	A1 A2 B1 C1	488 133 0 5678	488 133 0 5678		U/C U/C Complete U/C	Redevelopment of offices (2,123 sq.m.) to provide one hundred & fifty one bed hotel with ancillary restaurant, two commercial units (A1/A2 & A1/A2/A3 uses) & associated parking. Demolition complete & counted at March 2007. District Ref: 06/00159/F	Offices Offices Offices	Financial/Profe Hotels Retail - Shops
(EA1334/1	Michael Shantly Investments Redstor House 1 LONDON ROAD	App no 206/00692 Pmtid Aug 2006 Full Site Area 0.00	A3 B1	0 0	0 0		N/S N/S	COU from offices (353 sq.m.) to restaurant at ground & first floor levels (237 sq.m.) & to one 1-bed & one 2-bed flats at second floor level. See 06/01092 (full) for alternative development. District Ref: 06/00692/F	Offices Offices	Residential Restaurants
(EA1334/2	Michael Shanley Investments Redstor House 1 LONDON ROAD	App no 206/01092 Pmtid Nov 2006 Full Site Area 0.01	A1 A2 B1	111 0 0	111 0 -353		N/S N/S N/S	COU from offices to retail or financial & professional services at ground floor level with four 1-bed flats at first & second floor levels. See 06/00692 (full) for alternative development. District Ref: 06/01092/F	Offices Offices Offices	Financial/Profe Residential Retail - Shops
EA1342/1	Dr Shahid Sharif 34 Eldon Terrace and 79 LONDON ROAD	App no 204/00344 Pmtid 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	Offices	Residential
(EA1343/1	Toneprime Ltd Alexandra House 103 LONDON ROAD	App no 205/00771 Pmtid Nov 2005 Full Site Area 0.00	B1	0	0		N/S	Redevelopment of offices (536 sq.m.) to provide eleven residential units (two 1-bed & nine 2-bed flats). See 06/01423 (full) for alternative development. District Ref: 05/00771/F	Offices	Residential
(EA1343/2	Mr Jacob Grunhut Alexandra House 103 LONDON ROAD	App no 206/01423 Pmtid Feb 2007 Full Site Area 0.08	B1	0	-836		N/S	Redevelopment of offices to provide eight flats with 8 parking spaces. See 05/00771 (full) for alternative development. District Ref: 06/01423/F	Offices	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
EA1356/1	Mr MJ Pitt 72A LONDON STREET	App no 205/00455 Pmtid Jun 2005 Full Site Area 0.04	B1	0	-412		Complete	COU from offices to one 1-bed and five 2-bed apartments plus second floor extension. District Ref: 05/00455/F PDL	Offices	Residential
+ EA1357/2	Bexter Ltd 75-77 LONDON STREET	App no 207/00761 Pmtid Mar 2008 Full Site Area 0.17	D2 SG	0 1485	-1429 1485		U/C U/C	Refurbishment of ground floor to include COU from leisure to private function hall including rear single storey extension. Supersedes 06/00035 (full). District Ref: 07/00761/F PDL	Leisure	Community
EA1358/1	Mr P Stevens 74-76 LONDON STREET	App no 203/01503 Pmtid Mar 2004 Full Site Area 0.11	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. District Ref: 03/01503/F PDL	Offices	Residential
EA1360/1	Mr R P Huggins 78 LONDON STREET	App no 202/01195 Pmtid Nov 2002 Full Site Area 0.01	B1	0	-102		Lapsed	COU from offices at second and third floor levels to two flats. District Ref: 02/01195/F PDL	Offices	Residential
EA1369/1	Alderkey Property Holdings Ltd 106 LONDON STREET	App no 205/01311 Pmtid Jan 2006 Full Site Area 0.03	B1	0	-171		Complete	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. District Ref: 05/01311/F PDL	Offices	Residential
EA1375/2	B & S Ventures Ltd 118 - 128 LONDON STREET	App no 205/00506 Pmtid Oct 2005 Full Site Area 0.95	B1	0	-1148		Complete	COU of part of existing office building to fourteen residential units. District Ref: 05/00506/F PDL	Offices	Residential
+ EA1377/2	Unite Crown House & 132 - 134 LONDON STREET	App no 207/00199 Pmtid May 2007 Full Site Area 0.98	B1	0	-2763		U/C	COU from office to residential to provide fifty two flats for student occupation, extensions & external alterations with retention of retail at ground floor level. Supersedes 05/01049 (full). District Ref: 07/00199/F PDL	Offices Retail - Shops	Ed-Accommod Retail - Shops
EA1381/1	The Foyle Foundation 1-2 MARKET PLACE	App no 205/01399 Pmtid 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. District Ref: 05/01399/F PDL	Financial/Prof	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
+ * EA1439/1	Amec Developments Ltd 78 OXFORD ROAD	App no 207/01104 Pmtid Oct 2007 Full Site Area 0.01	A2 A3	140 0	140 -140		Complete Complete	COU from cafe to property marketing suite with erection of new shop front. District Ref: 07/01104/F PDL	Restaurants	Financial/Prop
+ * EA1441/1	Travelodge Hotels Ltd Travelodge Reading Central Hotel 60 OXFORD ROAD	App no 207/01003 Pmtid Sep 2007 Full Site Area 0.01	A3 C1	0 139	-139 139		N/S N/S	COU of part of ground floor from restaurant to provide 5 additional hotel bedrooms. District Ref: 07/01003/F PDL	Restaurants	Hotels
EA1455/1	M J Thompson 121 OXFORD ROAD	App no 206/00707 Pmtid Aug 2006 Full Site Area 0.00	B1	0	-345		U/C	COU from offices to six 2-bed flats incorporating erection of a 2 storey rear extension. District Ref: 06/00707/F PDL	Offices	Residential
EA1462/1	Avery Clifford & Co 155 & 157 OXFORD ROAD	App no 206/01525 Pmtid Mar 2007 Full Site Area 0.04	A2	0	-298		N/S	COU from financial & professional services to four self-contained flats at upper floor levels. District Ref: 06/01525/F PDL	Financial/Prof	Residential
+ * EA1508/1	Greendev (Harrow) Ltd Sun Life House 85 - 103 QUEENS ROAD	App no 207/00302 Pmtid Jun 2007 Full Site Area 0.63	A1 B1	121 0	121 -1444		N/S Complete	Redevelopment of offices at Sun Life House (1,444 sq.m.) to provide eighty one residential units & commercial units (121 sq.m. for A1- A5 use). Supersedes 06/00650 (full). Demolition complete & counted here, dwellings not started. District Ref: 07/00302/F PDL	Offices Offices	Residential Retail - Shops
EA1517/3	Crest Nicholson (Eastern) Ltd 4-10 Kennet Street & 105-121 QUEENS ROAD	App no 205/01334 Pmtid Jun 2006 Full Site Area 0.00	A1 A2 A3 B1	413 0 0 0	413 0 0 0		Complete Complete Complete	Redevelopment of offices (1,308 sqm) & residential on 0.21 ha to provide eighty two residential units plus retail, financial services or restaurant at ground floor & 62 parking spaces at lower ground. Supersedes 04/00792. Demolition complete & counted at 3/05. District Ref: 05/01334/F PDL	Offices Offices Offices Offices	Financial/Prof Residential Restaurants Retail - Shops
EA1520/1	Manpower Plc 7-9 QUEEN VICTORIA STREET	App no 202/00989 Pmtid Sep 2002 Full Site Area 0.01	A2 A3	104 0	104 -104		Lapsed Lapsed	COU from tea shop/bakery to employment agency. District Ref: 02/00989/F PDL	Restaurants	Employment
EA1522/1	Metropolitan City Properties (RDG) 17-23 QUEEN VICTORIA STREET	App no 206/00511 Pmtid Aug 2006 Full Site Area 0.05	B1	0	-845		N/S	COU from offices to residential at 1st, 2nd & 3rd floors to provide thirteen flats (1 studio, four 2-bed & eight 1-bed). District Ref: 06/00511/F PDL	Offices	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
EA1525/1	Mr Ashan Uhaq 8 QUEENS WALK	App no 203/01013 Pmtid Nov 2003 Full Site Area 0.02	A2 A3	0 210	-210 210		U/C U/C	COU from financial and professional services to food and drink use.	Financial/Prof	Restaurants
+ *	Mr Thompson 23 RUSSELL STREET	App no 207/00769 Pmtid Aug 2007 Full Site Area 0.06	B1	0	-396		N/S	District Ref: 03/01013/F PDL COU from offices to seven residential flats (resubmission of 07/003553).	Offices	Residential
EA1535/1	Richard Turner 62-68 SILVER STREET	App no 206/00708 Pmtid Aug 2006 Full Site Area 0.03	B1	132	-293		N/S	District Ref: 07/00769/F PDL Renovation, extension & COU from printing works to provide four flats and offices.	Light Industry Light Industry	Offices Residential
EA1553/1	Parkcroft Devs (Old School) Ltd The Old School SOUTHAMPTON STREET	App no 207/01385 Pmtid Feb 2008 Full Site Area 0.13	B1 D1 D2	0 165 0	-104 -233 -199		U/C U/C U/C	District Ref: 06/00708/F PDL COU from school, office & youth centre to eleven flats & community centre with car/cycle parking. Supersedes 06/00376 (full).	Community Education Offices	Community Residential Residential
+ *	Malmaison Hotels Ltd Great Western House 18-20 STATION ROAD	App no 205/00680 Pmtid Sep 2005 Full Site Area 0.39	B1 C1	0 4534	-3859 4534		Complete Complete	District Ref: 07/01385/F PDL COU from offices and erection of an extension to form a seventy-five bed hotel. Supersedes 02/00437 (full).	Offices	Hotels
EA1575/2	John Laing Property 29-35 STATION ROAD	App no 201/00132 Pmtid Jan 2002 Full Site Area 0.00	A1 A3 B1	0 0 0	0 0 0		N/S N/S N/S	District Ref: 05/00680/F PDL 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 & 06/00366 (f) to extend time for dev. District Ref: 01/00132/F PDL	Offices Retail - Shops Retail - Shops	Offices Food & Drink Retail - Shops
EA1580/2	Kier Property 29-35 STATION ROAD	App no 204/01395 Pmtid Aug 2005 Full Site Area 0.05	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
EA1580/3	Absolute Property 29-35 STATION ROAD	App no 206/00366 Pmtid Jun 2006 Full Site Area 0.00	A1 A3 B1	0 0 0	0 0 0		N/S N/S N/S	Variation of condition 1 of permission 01/00132 to extend the time for redevelopment of offices & retail to provide offices & retail or food & drink uses by 3 years to 27/6/2009.	Offices Retail - Shops Retail - Shops	Offices Food & Drink Retail - Shops
EA1580/4								District Ref: 06/00366/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
(EA1582/1	Portfolio Ventures Thames Tower 37-41 STATION ROAD	App no 200/00330 Pmtid Jan 2001 Full Site Area 0.20	A3 B1	358 4000	358 3231		N/S N/S	Erect 3 extra storeys of offices + extension (4,000 sqm) + demolition 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 344sqm to A1) -balance given here. See 05/00951. District Ref: 00/00330/F	Offices Offices	Food & Drink Offices
(EA1582/5	LaSalle London Office Fund Thames Tower 37-41 STATION ROAD	App no 205/00951 Pmtid 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	Offices Offices	Food & Drink Offices
EA1603/1	Mr & Mrs Joyner 20-24 VACHEL ROAD	App no 206/00799 Pmtid Nov 2006 Full Site Area 0.03	B1	0	-696		Complete	COU from offices to six 1-bed & 4 studio flats with changes to elevations. District Ref: 06/00799/F	Offices	Residential
EA1609/1	Reading College Minerva House VALPY STREET	App no 203/01232 Pmtid 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	Offices	Further Ed
+ * EA1612/1	Ram Chaudhry & Paula Stubbs 111-111A WATLINGTON STREET	App no 207/01073 Pmtid Oct 2007 Full Site Area 0.02	A1 B1	0 0	-55 -243		N/S N/S	COU at ground floor of 111 from retail to one 2-bed flat, also to first floor flat for extra bedroom. COU of 111A from office & light industrial to one 2-bed & two 2-bed flats incorporating demolition of lean-to & alterations & refurbishment to existing building. District Ref: 07/01073/F	Light industry Retail - Shops	Residential Residential
EA1614/1	Martyn Penfold 11 & 13 WAYLEN STREET	App no 206/00636 Pmtid Jul 2006 REG3 Site Area 0.03	C2	800	800		N/S	COU from 2 dwellings to a professionally staffed supported living unit. District Ref: 06/00636/F3	Residential	Res Inst'ns
+ EA1680/2	Mix Cocktail Bars Ltd 5 YIELD HALL PLACE	App no 207/00396 Pmtid Jun 2007 Full Site Area 0.01	A1 A4	0 115	-115 115		Complete Complete	COU from retail to drinking establishment & provision of outside seating area. Supersedes 06/01444 (full). District Ref: 07/00396/F	Retail - Shops	Public House
(Central Reading Forbury Industrial Park EF109/1	Asseco Group Ltd 42 KENAVON DRIVE	App no 204/00635 Pmtid Oct 2004 Outline Site Area 0.00	A1 B1	0 0	0 0		Lapsed Lapsed	Redevelopment of former office (2,084 sqm)/light industrial (3,350 sqm) buildings to provide four hundred & fifty seven dwellings & community & retail uses. See 05/00305 (of). District Ref: 04/00635/O	Light industry Light industry Offices	Community Residential Retail - Shops

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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
(EF109/2	Assetco Group Ltd 42 KENAVON DRIVE	App no 205/00305 Pmtid Jun 2005 Outline Site Area 2.35	A1 A3 B1 D1 D2	110 230 0 180 550	110 230 -5434 180 550	110 230 0 180 550	N/S N/S Complete N/S N/S	Redevelopment of former office (2,084 sqm)/light industrial (3,350 sqm) buildings to provide five hundred and forty two residential units with ancillary community and retail facilities. See 04/00635 (of). Demolition complete & counted here. PDL District Ref: 05/00305/O	Light industry Light industry Light industry Offices	Community Food & Drink Leisure Retail - Shops Residential
+ FA891/2	Hodson Developments Ltd 16A ALPINE STREET	App no 207/01392 Pmtid Mar 2008 Full Site Area 0.32	B8	0	-732	0	Complete	Redevelopment of warehouse/depot to provide seven 3-bed dwellings over 2 storeys & seven 3-bed dwellings over 3 storeys. Supersedes 05/00458 (full). Dwellings not started. PDL District Ref: 07/01392/F	Warehousing	Residential
+ FA893/1	Abdul Razaq 1-3 AMITY ROAD	App no 207/01029 Pmtid Sep 2007 Full Site Area 0.03	B1 D1	0 249	-249 249	0 249	N/S N/S	COU from light industrial to Islamic Community Centre. PDL District Ref: 07/01029/F	Light industry	Community
(FA907/1	Reading Borough Council Whitley Park School BASINGSTOKE ROAD	App no 204/00608 Pmtid Jul 2004 Full Site Area 3.00	D1	0	0	0	N/S	Erection of single storey detached sports changing rooms (136 sq.m.). See 04/01527 (full) for alternative development & 07/00351/R3 for additional development. PDL District Ref: 04/00609/F	Primary Ed	Primary Ed
(FA907/2	Reading Borough Council Whitley Park School BASINGSTOKE ROAD	App no 204/01527 Pmtid Feb 2005 Full Site Area 3.00	D1	136	136	136	N/S	Erection of single storey detached sports changing rooms. See 04/00609 (full) for alternative development & 07/00351/R3 for additional development. PDL District Ref: 04/01527/F	Primary Ed	Primary Ed
(+ FA907/3	Reading Borough Council Whitley Park Infant & Junior School BASINGSTOKE ROAD	App no 207/00351 Pmtid May 2007 REG3 Site Area 0.05	D1	360	-116	360	Complete	Demolition of dining & kitchen facilities at school & erection of a new kitchen & dining building with associated access road. See 04/00609 (full) & 04/01527 (full) for additional development. PDL District Ref: 07/00351/R	Primary Ed	Primary Ed
FA920/1	Compass Group Travelodge/Harvester 387 BASINGSTOKE ROAD	App no 201/01522 Pmtid Jan 2003 Full Site Area 0.58	C1	540	540	540	Lapsed	Erection of 2 storey extension to provide a further twenty bedrooms at Travelodge. PDL District Ref: 01/01522/F	Hotels	Hotels
FA927/1	K Care Nursing Agency 5 BATH ROAD	App no 206/00282 Pmtid May 2006 Full Site Area 0.09	C2 D1	321 0	321 -321	321 -321	Complete Complete	COU from day care nursing centre to residential institution. PDL District Ref: 06/00282/F	Welfare	Res Institutions

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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
FA833/1	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
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/C PDL	Swimming	Residential
FA948/1	Milgate Homes Ltd 66-68 BERKELEY AVENUE	App no 205/00999 Pmt'd Dec 2006 Full Site Area 0.68	C1	0	-1501		Complete	Redevelopment of 48-bed hotel to provide thirty nine flats and one house. Dwellings under construction. District Ref: 05/00999/F PDL	Hotels	Residential
FA965/1	R C W R U 2 CAMELFORD CLOSE	App no 206/01561 Pmt'd Feb 2007 Full Site Area 0.05	D1	282	282		N/S	Erection of 2-storey community centre for Reading Community Welfare Rights Unit. District Ref: 06/01561/F PDL	Community	Community
FA970/2	Barrett Steel Ltd 98 CARDIFF ROAD	App no 206/01468 Pmt'd Feb 2007 Full Site Area 0.05	B8	452	452		N/S	Erection of extension to warehouse including ancillary offices (167 sq.m.) following removal of temporary office accommodation (126 sq.m.). See 07/01634 (full) for alternative development. District Ref: 06/01468/F PDL	Warehousing	Warehousing
FA970/3	Barrett Steel Ltd 98 CARDIFF ROAD	App no 207/01634 Pmt'd Feb 2008 Full Site Area 0.07	B8	206	206		N/S	Erection of extension to warehouse including ancillary offices & new plate store (658 sq.m.) following removal of temporary offices (126 sq.m.). See 06/01468 (full) for alternative smaller development - balance of floorspace counted here. District Ref: 07/01634/F PDL	Warehousing	Warehousing
FA986/1	H & T properties Ltd 187-189 CARDIFF ROAD	App no 207/01481 Pmt'd Mar 2008 Full Site Area 0.05	B1	250	-329		N/S	Erection of replacement light industrial unit following demolition of existing light industrial unit. District Ref: 07/01481/F PDL	Light industry	Light industry
FA1028/1	Mr Chima 56 CHRISTCHURCH ROAD	App no 205/00731 Pmt'd Aug 2006 Full Site Area 0.01	A1 A2	0 101	-101 101		Complete Complete	COU from hire shop to letting agency at ground floor level. District Ref: 06/00731/F PDL	Retail - Shops	Financial/Profe

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Area Site Code	Name Address	Application Details	Use Class	Gross Floor Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FA1047/1	St Helens Homes Ltd 112 CRESCENT ROAD	App no 206/00485 Pmt'd Jan 2007 Full Site Area 0.17	B1 B8	0 0	-370 -153		U/C Complete	COU from residential, offices & storage to provide seven 1-bed flats. Demolition of outbuildings & erection of a building with two 1-bed and five 2-bed flats. COU underway, demolition of outbuildings complete & counted here & new dwellings underway. District Ref: 06/00485/F	Offices Residential Storage	Residential Residential Residential
+ * FA1049/1	Mr S Ahluwalia 29-31 CRESSINGHAM ROAD	App no 207/01661 Pmt'd Mar 2008 Full Site Area 0.08	C2	779	779		N/S	Demolition of dwelling at no.29 & erection of extension to dayroom/kitchen of nursing home. District Ref: 07/01661/F	OAP Homes Residential	OAP Homes OAP Homes
+ * FA1073/1	British Red Cross Society 90 EASTERN AVENUE	App no 206/01585 Pmt'd May 2007 Full Site Area 0.15	SG	560	-80		N/S	Redevelopment of British Red Cross ambulance station to provide a 2-storey building for use by British Red Cross Society as emergency response centre. District Ref: 06/01585/F	Police/Fire/A	Police/Fire/Am
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	Secondary Ed	Secondary Ed
FA1094/1	Mr Pat Conoley 62 GEORGE STREET	App no 206/00224 Pmt'd May 2006 Full Site Area 0.01	A5	0	-140		Complete	COU of former fish & chip shop to two dwellings. District Ref: 06/00224/F	Food	Residential
FA1096/2	Abbey School The Abbey School 17 KENDRICK ROAD	App no 206/01508 Pmt'd Mar 2007 Full Site Area 1.60	D1 D1	1684 0	1684 -838		U/C Complete	Partial demolition of existing front section of school building & erection of new additional & replacement buildings. Demolition complete & counted here. District Ref: 06/01508/F	Secondary Ed	Secondary Ed
+ * FA1097/1	Calcot Developments Ltd Builders Yard 13-25 KENT ROAD	App no 207/00747 Pmt'd Aug 2007 Full Site Area 0.10	B8	0	-146		N/S	Redevelopment of builder's yard with storage building to provide three dwellings. District Ref: 07/00747/F	Builders Yard	Residential
(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 superseded by 98/00331 (full) - see below for balance remaining. District Ref: 95/00853/F	Hospitals	Hospitals

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Area Site Code	Name Address	Application Details	Use Class	Gross F'Space	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 Pmtid 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. See also 03/00827 & 07/01596. District Ref: 95/00853/F PDL	Hospitals	Hospitals
(FA1103/7	Royal Berks & Battle NHS Trust Royal Berkshire Hospital LONDON ROAD	App no 203/00827 Pmtid Sep 2003 Full Site Area 0.02	C2	292	292		N/S	Erection of 2 storey extension to the Eye block. See 07/01596 (full) for additional development. District Ref: 03/00827/F PDL	Hospitals	Hospitals
(+ * FA1103/12	Royal Berks & Battle NHS Trust Royal Berkshire Hospital LONDON ROAD	App no 207/01596 Pmtid Mar 2008 Full Site Area 0.02	C2	160	160		N/S	Erection of extension to hospital to provide a Roof Deck store to hospital central block for cleaning & servicing of hospital beds. See also 95/00853 (full) & 03/00827 (full) for additional developments. District Ref: 07/01596/F PDL	Hospitals	Hospitals
FA1132/1	Donnington House Hotel 78-86 LONDON ROAD	App no 204/00520 Pmtid 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	Hospitals Hotels Residential	Hotels Residential
+ * FA1133/2	Hirsch Properties 98 LONDON ROAD	App no 207/01383 Pmtid Dec 2007 Full Site Area 0.35	B1	0	-250		U/C	COU from offices to six flats. Supersedes 07/01037 (full). District Ref: 07/01383/F PDL	Offices	Residential
FA1134/1	Mr & Mrs Alburn 189A LONDON ROAD	App no 205/00936 Pmtid 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/F PDL	Offices	Residential
FA1138/1	Mr V Lucas 6A-8 LORNE STREET	App no 205/01203 Pmtid Jan 2006 Full Site Area 0.05	B2	0	-176		U/C	Conversion of existing flats & house, plus COU of general industrial workshop to provide eight flats. (Re-submission of 05/00985). District Ref: 05/01203/F PDL	Gen. Industry Residential	Residential Residential
FA1160/1	Mr G Jones 13 MAITLAND ROAD	App no 297/00529 Pmtid 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

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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
FA1166/1	Manrose Manufacturing Manrose Manufacturing MEADOW ROAD	App no 205/00750 Pmtid 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
FA1182/1	John Madejski Academy Thamesbridge College NORTHUMBERLAND AVENUE	App no 205/00159 Pmtid Jul 2005 Full Site Area 5.39	D1 D1	10985 0	10985 0		Complete Complete	Erection of new city academy with sport specialism to replace existing secondary school. Demolition of 7,923 sq.m. complete & counted at March 2007. District Ref: 05/00159/F PDL	Secondary Ed	Secondary Ed
+ * FA1183/1	Reading Borough Council Reading Girls School NORTHUMBERLAND AVENUE	App no 207/01567 Pmtid Mar 2008 REG3 Site Area 0.25	D1	1320	1320		N/S	Erection of a 2 storey further education vocational centre for girls. District Ref: 07/01567/R3 PDL	Education	Education
+ * FA1192/1	Mr George Chivers 304 OXFORD ROAD	App no 207/01317 Pmtid Nov 2007 Full Site Area 0.01	A1 D1	121 0	121 -121		N/S N/S	COU from community use to retail. District Ref: 07/01317/F PDL	Community	Retail - Shops
FA1200/2	Mr Saood 330 OXFORD ROAD	App no 201/01243 Pmtid Feb 2002 Full Site Area 0.11	D1	1994	1994		U/C	Erection of 3 storey mosque, Islamic centre and parking. District Ref: 01/01243/F PDL	Hospitals	Religious use
+ * FA1203/1	Tat Yung Cheung 343 OXFORD ROAD	App no 207/00526 Pmtid Jun 2007 CLE Site Area 0.00	A5	0	0		Complete	Certificate of lawful existing use for COU to Chinese take-away. (Floorspace unknown). District Ref: 07/00526/C PDL	Food	Food
FA1204/1	Oxford Road Community Centre Land adj Gate House & Board Room 344 OXFORD ROAD	App no 206/00233 Pmtid May 2006 Full Site Area 1.20	D1	442	371		N/S	Redevelopment of Police hut to provide a link building between Gate House & Board Room & erection of community hall at rear. District Ref: 06/00233/F PDL	Community	Community
(FA1206/2	Tesco Stores Ltd Battle Hospital 344 OXFORD ROAD	App no 206/00010 Pmtid Nov 2006 Full Site Area 5.24	A1 A1 A3 A5 C2 SG	8307 1187 336 0 0 76	8307 1187 336 0 0 76		Complete U/C U/C U/C Complete	Redev of hospital (13,352sqm) to form foodstore, unit shops, drive-thru restaurant, petrol station, 65 dwelling units, parking & public space. See 06/00011 for further development. Sup'des 96/00020. Demolition complete 3/07. Tesco & petrol station complete & counted here. District Ref: 06/00010/F PDL	Hospitals Hospitals Hospitals Hospitals	Garages Residential Restaurants Retail - Shops

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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
(FA1206/3	Kingsoak Thames Valley Battle Hospital 344 OXFORD ROAD	App no 206/00011 Pmtid Nov 2006 Full Site Area 0.78	C2 C2	31200 0	31200 0		N/S Complete	Redevelopment of part of hospital (100,000 sqm) to provide four hundred & thirty five dwellings & 4 storey primary healthcare unit + parking & open space. See 06/00010 for additional development. Supersedes 96/00020. Demolition complete & counted at 3/07. District Ref: 06/00011/F	Hospitals Hospitals	Hospitals Residential
+ * FA1216/1	Atiq Sandhu 429 OXFORD ROAD	App no 207/00631 Pmtid Aug 2007 Full Site Area 0.01	A1 A3	0 100	-100 100		Complete Complete	COU from shop to restaurant. District Ref: 07/00631/F	Retail - Shops	Restaurants
FA1223/1	Atlantis Group Ltd 475-477 OXFORD ROAD	App no 207/00037 Pmtid Mar 2007 Full Site Area 0.04	A1 A2 A3 A5	116 0 0 0	116 -81 0 0		U/C U/C U/C U/C	COU from betting shop (81 sq.m.) to retail/ financial & professional restaurant/ hot food take away at ground floor + erection of storage building & 2 rear pitched dormers incorporating loft conversion. District Ref: 07/00037/F	Betting office Betting office Betting office Betting office	Financial/Profe Food Restaurants Retail - Shops
+ * FA1258/1	Blue Sky Apartments 644 OXFORD ROAD	App no 206/01503 Pmtid Aug 2007 Full Site Area 0.07	B1	0	-198		N/S	Redevelopment of light industrial site to provide five 1-bed & four 2-bed flats.	Light industry	Residential
FA1260/1	Quality Hotel Reading 648-654 OXFORD ROAD	App no 200/00777 Pmtid Jul 2002 Full Site Area 0.03	C1	1011	1011		Lapsed	Erection of extension to hotel to provide thirty-six additional bedrooms. District Ref: 06/01503/F	Hotels	Hotels
(FA1285/1	ING Real Estate Investment Reading Retail Park OXFORD ROAD	App no 206/00427 Pmtid Aug 2006 Full Site Area 3.23	A1	1298	-72		N/S	Alterations & refurbishment of retail park. See 06/01117 (full) & 06/01118 (full) for additional developments. District Ref: 06/00427/F	Retail-Non	Retail-Non
(FA1285/2	ING Real Estate Investment Reading Retail Park OXFORD ROAD	App no 206/01117 Pmtid Dec 2006 Full Site Area 0.02	A1	464	464		U/C	Installation of additional mezzanine floorspace for storage ancillary to retail use in Block 1, Unit A. See 06/00427 (full) for refurbishment & 06/01118 (full) for adjacent development. District Ref: 06/01117/F	Retail-Non	Retail-Non
(FA1285/3	ING Real Estate Investment Reading Retail Park OXFORD ROAD	App no 206/01118 Pmtid Dec 2006 Full Site Area 0.05	A1	464	464		N/S	Installation of additional mezzanine floor for retail use in Block 2 Unit C. See 06/00427 (full) for refurbishment & 06/01118 (full) for adjacent development. District Ref: 06/01118/F	Retail-Non	Retail-Non

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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
(	BM Property Partnership 814 OXFORD ROAD	App no 205/01365 Pmtid Mar 2006 Full Site Area 0.09	A1	359	359		N/S	Redevelopment of petrol filling station (70 sq.m.) to provide a retail unit with parking. (Re-submission of 05/00736).	Garages	Retail - Shops
(	YMCA Reading Marlborough House 34 PARKSIDE ROAD	App no 205/00967 Pmtid Nov 2005 Full Site Area 0.03	D2 D2 SG SG	410 0 0 1644	410 0 0 1644		Complete Complete Complete Complete	District Ref: 05/01365/F PDL Redevelopment of fifty bedsits (1,306 sqm) & leisure uses (1,100 sqm) to provide forty bedsits with ancillary accommodation & parking & sports & leisure facilities. Demolition complete & counted at 3/07. See 06/00574 (full) for additional development. District Ref: 05/00967/F PDL	Hostels Leisure	Hostels Leisure
(	YMCA Reading Marlborough House 34 PARKSIDE ROAD	App no 206/00574 Pmtid Jul 2006 Full Site Area 0.00	D2	76	76		Complete	Amendments to 05/00967 to enlarge the ground floor cafe area by 46 sq.m. to provide additional office/ storage space (20 sq.m.) at first & second floors with minor changes to windows & internal alterations. District Ref: 06/00574/F PDL	Hostels Leisure	Hostels Leisure
+ *	Greenwich Leisure Ltd Rivermead Leisure Complex RICHFIELD AVENUE	App no 207/00379 Pmtid Jul 2007 Full Site Area 2.00	D2	1190	1190		N/S	Erection of a single storey extension to rear of existing leisure centre, creating new fitness gym & changing facilities. District Ref: 07/00379/F PDL	Leisure	Leisure
	Hamish Enterprises LLP 24 RICHFIELD AVENUE	App no 206/01278 Pmtid Dec 2006 Full Site Area 0.25	B8	238	238		Complete	Erection of extension to rear of warehouse building & overcladding of front elevation of existing building. District Ref: 06/01278/F PDL	Storage	Storage
(	Pederson (UK) Ltd Holiday Inn RICHFIELD AVENUE	App no 204/00631 Pmtid Dec 2004 Full Site Area 0.75	C1	726	726		Complete	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
(	Pederson (UK) Ltd Holiday Inn RICHFIELD AVENUE	App no 205/01265 Pmtid Jan 2006 Full Site Area 0.75	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
(Reading Football Club Madejski Stadium ROYAL WAY	App no 203/00877 Pmtid Sep 2003 Full Site Area 0.03	D2	335	335		N/S	Erection of mezzanine floor at first floor to provide additional ancillary office space. See 05/00313 (full), 06/00516 (full), 07/00719 (full) & 07/00095 (full) for additional developments. District Ref: 03/00877/F PDL	Sports Clubs	Sports Clubs

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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
(FA1350/3	Madejski Stadium Hotel Ltd Madejski Millenium Hotel ROYAL WAY	App no 205/00313 Pmtid Jul 2005 Full Site Area 0.62	C1	4035	4035	4035	Complete	Erection of extension to hotel to form new entrance and a further sixty one bedrooms. Supersedes 02/01166 (full). See 03/00877 (full), 06/00516 (full), 07/00719 (full) & 07/00095 (full) for additional developments. District Ref: 05/00313/F PDL	Hotels	Hotels
(FA1350/4	Reading Football Club Madejski Stadium SHOOTERS HILL	App no 206/00516 Pmtid Aug 2006 Full Site Area 0.02	D2	211	211	211	U/C	Erection of extension to form a press media suite at first floor & improvements to players' entrance, mods to access arrangements & cardboard compactor store. See 03/00877, 05/00313 & 07/00719 for additional developments & 07/00095 for all larger development. District Ref: 06/00516/F PDL	Leisure	Leisure
(+ * FA1350/5	Reading Football Club Madejski Stadium SHOOTERS WAY	App no 207/00719 Pmtid Jul 2007 Full Site Area 0.06	D2	655	655	655	U/C	Erection of 5 storey extension to stadium (866 sqm) to form press media suite at first floor & improvements to ground floor players' entrance, modifications to access arrangements. See 06/00516 for smaller alternative development - balance of floorspace counted here. District Ref: 07/00719/F PDL	Leisure	Leisure
(+ * FA1350/6	Reading Football Club Madejski Stadium SHOOTERS WAY	App no 207/00095 Pmtid Jul 2007 Full Site Area 17.70	D2	24882	24882	24882	N/S	Erection of extensions to stadium to provide additional 24,882 sqm floorspace & to stands to form additional 12,400 seats (6,467 sqm), re-alignment of Shooters Way, alterations to layout of parking areas. See 03/00877, 05/00313, 06/00516 & 07/00719. District Ref: 07/00095/F PDL	Leisure	Leisure
(FA1356/1	University of Reading Stenton Hall University of Reading SHINFIELD ROAD	App no 205/00707 Pmtid Aug 2005 Full Site Area 0.05	A3	120	120	120	N/S	Erection of new Student Union Junior common room (Stenton Hall site).	Food & Drink	Food & Drink
(FA1356/3	University of Reading Whiteknights Campus SHINFIELD ROAD	App no 206/01072 Pmtid Nov 2006 Full Site Area 1.68	D1	3419	3419	3419	U/C	District Ref: 05/00707/F PDL Erection of extension to ICMA building (1,395 sqm) & erection of business school (4,048 sqm) after demolition of LRC building (971 sqm -dem comp) & relocation of car park. Half of new business school & LRC building falls within Wokingham B C & is counted there. District Ref: 06/01072/F PDL	Higher Ed/Uni	Higher Ed/Uni
(+ * FA1356/4	Reading University University of Reading Whiteknights Campus THE CHANCELLORS WAY	App no 207/00785 Pmtid Sep 2007 Outline Site Area 3.00	C1 D1	12191 0	12191 -2484	12191 -2484	N/S N/S	Redevelopment of Rural English Life Museum to provide a one hundred & fifty one guestroom hotel & conference centre with adjacent parking & new car park on Queens Drive totalling 400 spaces. District Ref: 07/00785/O PDL	Hotels	Hotels
(FA1358/2	Leighton Park School Leighton Park School SHINFIELD ROAD	App no 206/00500 Pmtid Jul 2006 Full Site Area 0.31	D1	470	470	470	Complete	Erection of new teaching accommodation as extension to school premises. See 07/00639 (full) & 07/00918 (full) for additional developments. District Ref: 06/00500/F PDL	Education	Education

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Area Site Code	Name Address	Application Details	Use Class	Gross F-Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
(+ * FA1358/3	Leighton Park School Field House Leighton Park School PEPPER LANE	App no 207/00639 Pmtid Jul 2007 Full Site Area 0.01	D1	125	125		Complete	Erection of extension to school to form girls changing facilities, matron's office & conversion of kitchen to central laundry, creation of 4 parking spaces in the crescent to rear of garages. See 06/00500 (full) & 07/00918 (full) for additional developments. PDL District Ref: 07/00639/F	Education	Education
(+ * FA1358/4	Leighton Park School Leighton Park School SHINFIELD ROAD	App no 207/00918 Pmtid Oct 2007 Full Site Area 0.30	D1	1896	1896		N/S	Erection of extension to school to provide new foyer areas on front of school theatre, together with new single storey music department attached to the back of the theatre. See 06/00500 (full) & 07/00639 (full) for additional developments. PDL District Ref: 07/00918/F	Education	Education
FA1360/1	Whiteknights Retail Centre 203-205 SHINFIELD ROAD	App no 202/01024 Pmtid Oct 2002 Full Site Area 0.01	A1 A3	0 129	-129 129		Lapsed Lapsed	COU from retail to food takeaway.	Retail - Shops	Food
FA1370/1	Bucknell Brothers (Holdings) Land r/o Pingemead House SMALLMEAD ROAD	App no 296/00483 Pmtid Sep 1996 Outline Site Area 0.30	B1	138	138		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 162 sq.m. completed at March 1998. See soft 07/01275. PDL District Ref: 96/00483/O	Business Use	Light industry
FA1402/1	Thames Properties Ltd 9/11 & 13 TESSA ROAD	App no 206/00629 Pmtid Jul 2006 Full Site Area 5.40	B8	0	-300		N/S	Alterations to warehouse site to include demolition & extension. PDL District Ref: 06/00629/F	Warehousing	Warehousing
FA1403/1	Thames Properties Ltd 14 TESSA ROAD	App no 203/00340 Pmtid 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. PDL District Ref: 03/00340/F	Gen. Industry	Storage
FA1406/1	Mr M Drew 9 TIDMARSH STREET	App no 204/01429 Pmtid Feb 2005 Full Site Area 0.03	B8	0	-332		N/S	COU from builder's yard to three flats.	Builders Yard	Residential
FA1411/2	Dr RP Sharma 1C TILEHURST ROAD	App no 206/01580 Pmtid Feb 2007 Full Site Area 0.06	D1	191	108		N/S	Redevelopment of surgery, garage & bungalow to provide a 2 storey building with a clinic at ground floor level with one 1-bed & one 2-bed flats at first floor level. PDL District Ref: 06/01580/F	Clinics Residential	Clinics 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
FA1415/1	Envirotec Properties Ltd 196 TILEHURST ROAD	App no Pmt'd Full	SG	0	-202		Complete	COU from hostel (comprising managers flat & five letting rooms) to two 2-bed flats and three 1-bed flats plus erection of extension.	Hostels	Residential
		Site Area						District Ref: 06/00027/F PDL		
		App no Pmt'd Full						Erection of detached timber storage building ancillary to Builders' Merchants.		
FA1416/1	Wolseley UK Ltd Builder Centre 8 TRAFFORD ROAD	Site Area	SG	343	343		N/S	District Ref: 06/000811/F PDL	Builders	Builders
		App no Pmt'd Full						Minor alterations and COU from offices to nursing home in conjunction with 20-22 Westcote Road. See 05/00654 (full) for additional development.		
		Site Area						District Ref: 06/000811/F PDL		
(FA1423/1	Jasmine House Nursing Home 16-18 WESTCOTE ROAD	App no Pmt'd Full	B1 C2	0 1118	-1097 1118		Complete Complete	Alteration & extension to nursing home at 16-18 Westcote Road. See 04/01454 (full) for COU to nursing home.	Offices	Res Institutions
		Site Area						District Ref: 04/01454/F PDL		
		App no Pmt'd Full						Alteration & extension to nursing home at 16-18 Westcote Road. See 04/01454 (full) for COU to nursing home.		
(FA1423/2	Dr Z Denning 16-22 WESTCOTE ROAD	Site Area	C2	358	358		Complete	District Ref: 05/00654/F PDL	Res Institutions	Res Institutions
		App no Pmt'd Full						Redevelopment of vacant educational site (lost floorspace unknown) to provide a sixty-four bed elderly persons residential home. Demolition complete at March 2008.		
		Site Area						District Ref: 06/01587/F PDL		
+ * FA1426/1	B & M Care Mockbeggar House 25 WHITEKNIGHTS ROAD	App no Pmt'd Full	C2 D1	2430 0	2430 0		N/S Complete	Redevelopment of light industrial workshops & associated buildings to provide five terraced houses. Supersedes 05/0858 (full).	Education	OAP Homes
		Site Area						District Ref: 06/01222/F PDL		
		App no Pmt'd Full						COU from offices to seven residential dwellings (one 1-bed, five 2-bed & one 3-bed flats).		
FA1437/2	Mr & Mrs Jenkin & Astonvine Ltd 19-23 WILSON ROAD	Site Area	B1	0	-325		Complete	District Ref: 06/01222/F PDL	Light Industry	Residential
		App no Pmt'd Full						COU from offices to seven residential dwellings (one 1-bed, five 2-bed & one 3-bed flats).		
		Site Area						District Ref: 07/00020/F PDL		
+ * FA1439/1	Southern Housing Group St Andrews House 28A WILTON ROAD	App no Pmt'd Full	B1	0	-300		N/S	Erection of east wing extension to existing nursing home following some demolition.	Offices	Residential
		Site Area						District Ref: 05/00182/F PDL		
		App no Pmt'd Full						District Ref: 05/00182/F PDL		
FA1447/1	Mr S Ahluwalia Mulberry House 155A WOKINGHAM ROAD	Site Area	C2	465	452		U/C	District Ref: 05/00182/F PDL	OAP Homes	OAP Homes
		App no Pmt'd Full						District Ref: 05/00182/F PDL		
		Site Area						District Ref: 05/00182/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
(FA1451/1	Reading College School of Art Reading College/Green Road WOKINGHAM ROAD	App no 201/01109 Pmtd 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 units, plus warden's unit & mosque. See 07/01045 for alternative development. PDL District Ref: 01/01109/O	Higher Ed/Uni Higher Ed/Uni	Religious use Residential
(+ FA1451/3	Reading Jamme Masjid Sports field adj doctors surgery GREEN ROAD	App no 207/01045 Pmtd Oct 2007 Reserved Matters Site Area 0.34	D1	0	0		N/S	Reserved matters pursuant to 06/00798 for erection of a mosque & Islamic cultural centre (3,350 sq.m.) & associated car parking. See 01/01109 (outline). PDL District Ref: 07/01045/R	Leisure	Religious use
FA1454/1	Reading Borough Council Alfred Sutton Primary School WOKINGHAM ROAD	App no 206/00417 Pmtd May 2006 Full Site Area 0.06	D1 D1	562 0	562 0		Complete Complete	Erection of new early years classroom facility and administration accommodation, ancillary spaces & associated external works following some demolition (589 sq.m.). Demolition complete & counted at March 2007. PDL District Ref: 06/00417/F	Education	Education
Rest of Reading Borough Acre Road/Bennet Road FB310/1	Jewsons Ltd 468 BASINGSTOKE ROAD	App no 203/00886 Pmtd 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. PDL District Ref: 03/00886/F	Builders Yard	Builders Yard
+ * FB342/1	Bondco Aston Martin Showroom BENNET ROAD	App no 207/00840 Pmtd Oct 2007 Full Site Area 0.15	SG	654	395		N/S	Erection of a replacement 2 storey showroom & associated parking. PDL District Ref: 07/00840/F	Car/Bike	Car/Bike
FB368/1	Hallmarks Garages 20-22 BENNET ROAD	App no 205/00120 Pmtd 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. PDL District Ref: 05/00120/F	Light industry	Car/Bike
FB369/1	Terranova Lifting Ltd Terranova Lifting Ltd BENNET ROAD	App no 204/00646 Pmtd Aug 2004 Outline Site Area 0.30	B8	3010	2040		N/S	Redevelopment of crane storage site to provide storage and distribution premises. PDL District Ref: 04/00646/O	Storage	Storage
Rest of Reading Borough Manor Farm/Gillette Way FC60/1	Re3 Limited Civic Amenity Site ISLAND ROAD	App no 206/00870 Pmtd Oct 2006 Full Site Area 3.90	SG	10500	10500		U/C	Erection of a Waste Management Centre & temporary use of land as a construction compound. Phase 1 for Household Waste Centre complete January 2008, phase 2 remains under construction. PDL District Ref: 06/00870/F	Recycling	Recycling

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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
(FC63/1	Stadia UK Ltd Reading Trail Park ISLAND ROAD	App no 204/01313 Pmtid Mar 2006 Full Site Area 6.20	D2	0	0	0	N/S	Relocation and expansion of the Greyhound Stadium and Speedway Stadium (5.076 sq.m.) from south of Island Road to the north with viewing terraces and car parking. See 06/01030 (full) for alternative development. District Ref: 04/01313/F PDL	Leisure	Leisure
(+ FC63/2	Stadia UK/Stanley Casinos Ltd Land west of A33 and north of ISLAND ROAD	App no 206/01030 Pmtid Jul 2007 Full Site Area 6.20	D2	5076	5076	5076	N/S	Relocation & expansion of greyhound/speedway stadium incorporating new stadium, casino & associated parking, free standing kennels & associated landscaping works. Soft commitment at 3/07. See 04/01313 for alternative development. District Ref: 06/01030/F PDL	Leisure	Leisure
(FC70/1	Thames Water Manor Farm Sewage Works MANOR FARM ROAD	App no 200/01215 Pmtid Jan 2001 Outline Site Area 24.87	B1 C1	11150	11150	11150	N/S N/S	Redev of sewage works to form high density mixed use development of 850 dwellings including affordable units, offices & 200-bed hotel. Supersedes 00/01216 (o). See 05/00671 (RM), 06/00579 (f), 06/00044 (f). Demolition complete at 3/06. See 05/00548 for all dev. PDL District Ref: 00/01215/O PDL	Sewage Sewage Sewage	Hotels Offices Residential
(FC70/3	St James Group Ltd Manor Farm Sewage Works MANOR FARM ROAD	App no 205/00571 Pmtid Nov 2005 Reserved Matters Site Area 5.50	D1	800	800	800	Complete	Reserved matters pursuant to outline 00/01215 for erection of four hundred & five dwellings + community use & shops (177 sq.m.) with area of 287 sq.m. Initially used as site office & finally used for retail (A1-A5). Phase 1. Block H counted here. PDL District Ref: 05/00671/R PDL	Sewage Sewage Sewage	Community Residential Retail - Shops
(FC70/4	St James Group Former Manor Farm Sewage Works Block T MANOR FARM ROAD	App no 206/00579 Pmtid Aug 2006 Reserved Matters Site Area 0.53	A1 B1 D1	177 287 169	177 287 169	177 287 169	U/C U/C U/C	Reserved matters pursuant to outline permission 00/01215 for amendment of Block T to include residential (82 units), community use, offices & retail. See 00/01215 (o) & 06/00044 (f) for additional development & 05/00671 (RM) for Block H. PDL District Ref: 06/00579/R PDL	Sewage Sewage Sewage	Community Offices Residential Retail - Shops
(FC70/5	Prudential Property Investment Managers Manor Farm Sewage Treatment Works MANOR FARM ROAD	App no 206/00044 Pmtid Apr 2006 Full Site Area 0.90	C1	17362	17362	17362	U/C	Erection of a one hundred & ninety eight bedroom hotel, associated landscaping & parking. See 07/00346 (full) for alternative larger development. District Ref: 06/00044/F PDL	Sewage	Hotels
(+ * FC70/6	Prudential Property Investment Managers Former Manor Farm Sewage Works MANOR FARM ROAD	App no 207/00346 Pmtid Jun 2007 Full Site Area 0.90	C1	437	437	437	U/C	Erection of a two hundred & ten bedroom hotel (17,799 sq.m.) & associated parking. (Resubmission of 06/00044 for 198 bedroom hotel). See 06/00044/F for alternative smaller development - balance of floorspace counted here. PDL District Ref: 07/00346/F PDL	Sewage	Hotels
(+ * FC71/1	Foundry/Kemet Properties Ltd Manor Farm Sewage Treatment Works MANOR FARM ROAD	App no 205/00548 Pmtid Sep 2007 Outline Site Area 0.00	A1 A3 A5 B1 C1 D2 SG	2323 0 0 73102 0 4000 0	2323 0 0 73102 0 4000 0	2323 0 0 73102 0 4000 0	N/S N/S N/S N/S N/S N/S N/S	Outline application for mixed use dev of up to 1,150 dwellings, offices, hotel, retail & community uses with cafes, bars, restaurants & leisure uses + open space & bridge over A33. Soft at 3/07. See 00/01215 (o) for part alternative development - balance given here. PDL District Ref: 05/00548/O PDL	Sewage Sewage Sewage Sewage Sewage	Food & Drink Hotels Leisure Offices 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
Rest of Reading Borough Rose Kiln Lane S/Boulton Rd FD196/1	Mr Brown 12 ARKWRIGHT ROAD	App no Pmtid Full 206/01356 Jan 2007	B8	580	580		N/S	Erection of a building for storage use following demolition of car hire depot & valeting building (77 sq.m.). District Ref: 06/01356/F PDL	Motoring	Storage
(	Rent 21 Ltd 272-274 ELGAR ROAD SOUTH FD246/1	App no Pmtid Full 205/00732 Sep 2005	B1 SG	0 279	-279 279		N/S N/S	COU from offices ancillary to industrial building to car rental office. See 07/001180 (full) for additional development to rear. District Ref: 05/00732/F PDL	Light industry	Car/Coach Hire
(	Mr Robert Taylor 272 - 274 ELGAR ROAD SOUTH FD246/2	App no Pmtid Full 207/00180 Jun 2007	B8	1270	170		N/S	Redevelopment of warehouse/industrial building to provide a warehouse/industrial unit with ancillary parking on land to rear. See 05/00732 (full) for additional development. District Ref: 07/00180/F PDL	Warehousing	Warehousing
+	Rygor Commercial Ltd 8-9 ROSE KILN LANE FD290/1	App no Pmtid Full 207/01238 Dec 2007	SG	136	136		N/S	COU from builder's merchants (1,762 sq.m.) to commercial vehicle sales & maintenance (1,762 sq.m.) including new facade & increase in mezzanine floor area (136 sq.m.). District Ref: 07/01238/F PDL	Builders	Car/Bike
	Thames Water Property Fobney Water Treatment Works ROSE KILN LANE FD310/1	App no Pmtid Full 206/00846 Nov 2006	SG	630	630		Complete	Erection of a chemical dosing plant and flood compensation works. (Part retrospective). District Ref: 06/00846/F PDL	Water utilities	Water utilities
	Lok'n Store Ltd SGB Depot A33 RELIEF ROAD FE42/2	App no Pmtid Full 205/01204 Jan 2006	B8	1950	1450		N/S	Redevelopment of storage unit to provide a storage depot. District Ref: 05/01204/F PDL	Storage	Storage
+	Lok'n Store 5 - 9 BERKELEY AVENUE FE51/1	App no Pmtid Full 207/00412 Jan 2008	B8	0	-2500		N/S	Redevelopment of storage premises to provide one hundred & twelve flats with associated parking & landscaping. Allowed on appeal. See 05/01204 (full) for new premises for Lok'n Store. District Ref: 07/00412/F PDL	Storage	Residential
+	Reading Borough Council Waterloo Meadows Play Centre ELGAR ROAD FE63/1	App no Pmtid REG3 207/01441 Jan 2008	D1	150	150		U/C	Erection of extension to community facilities to provide a single storey play centre including external play area to form a new children's centre. District Ref: 07/01441/R3 PDL	Community	Community

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Area Site Code	Name Address	Application Details	Use Class	Gross F'Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FE115/1	Universities Superannuation Scheme 25-27 ROSE KILN LANE	App no 206/00115 Pmtid Jun 2006 Outline Site Area 2.43	B8 B8 SG SG	2389 0 1621 2380	2389 -13618 1621 2380		N/S Complete U/C N/S	Redevelopment of storage premises to provide two car dealerships with sales, vehicle workshops, offices & storage (plot A of 2,380 sqm for Synter & plot B of 1,621sqm for Honda) & storage units with ancillary trade counters (plot C). Demolition comp & counted here. District Ref: 06/00115/O	Storage Storage	Car/Bike Storage
(Rest of Reading Borough Worton Grange FF35/1	Akeler Developments Ltd Reading International Business Park A33 RELIEF ROAD	App no 200/01447 Pmtid Feb 2002 Full Site Area 3.36	B1 B2	33910 0	33910 -5868		N/S N/S	Redevelopment of bottling plant to provide offices. See 06/00627 (var) for extension of time.	Gen Industry	Offices
(FF35/2	Akeler Developments Ltd Reading International Business Park A33 RELIEF ROAD	App no 206/00627 Pmtid Aug 2006 Var Site Area 0.00	B1 B2	0 0	0 0		N/S N/S	Variation of condition 1 on permission 00/01447 (full) to extend the time limit for the commencement of development by a further 3 years.	Gen Industry	Offices
FF60/1	Reading Borough Council Junction 11 M4	App no 202/01138 Pmtid Nov 2002 Full Site Area 21.42	SG	1370	-3785		Lapsed	District Ref: 06/00627/F 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.	Highways	Highways
FF77/1	Scottish Courage Brewing Ltd Berkshire Brewery IMPERIAL WAY	App no 205/01285 Pmtid Feb 2006 Full Site Area 0.55	B2	5376	5376		N/S	District Ref: 02/01138/F Erection of warehouse & canopy for storage ancillary to general industrial use.	Gen Industry	Gen Industry
Rest of Reading Borough Portman Road/Deacon Way FG17/1	Northgate Vehicle Hire Reading Cold Store DEACON WAY	App no 205/00823 Pmtid Aug 2006 Full Site Area 0.07	SG	730	730		N/S	District Ref: 05/01285/F Erection of extension to ancillary workshop for Adrian Truck Hire plus enlargement of site.	Car/Coach	Car/Coach Hire
(FG43/2	TNT UK LTD Unit 2 111-113 LOVEROCK ROAD	App no 202/01440 Pmtid Dec 2002 Full Site Area 0.06	B2 B8	0 325	-325 325		Lapsed Lapsed	District Ref: 05/00823/F COU from general industrial use to storage and distribution. See 03/00280 (full) for additional development.	Gen Industry	Warehousing
(FG43/3	Berkshire Van Hire 111-113 LOVEROCK ROAD	App no 203/00280 Pmtid Jun 2003 Full Site Area 0.20	SG	265	265		N/S	District Ref: 02/01440/F Erection of building for vehicle wash area for van hire company. See 02/01440 (full).	Car/Coach	Car/Coach Hire
								District Ref: 03/00280/F		

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Area Site Code	Name Address	Application Details	Use Class	Gross F'Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FG61/2	The Church of God Worldwide 11 Lowerock 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/N PDL	Religious use	Offices
(Rest of Reading Borough Green Park FH10/1	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	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. 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	0	N/S	Variation of condition 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 sqm counted on balance. District Ref: 99/01062/N 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	0	Lapsed	Erection of two 3 storey office buildings (15,863 sq.m. on 2.74 ha). (Plot 3.2). Part superseded 85/00690 (outline). Application 08/00261/R for one building for B1 use (14,080 sq.m.) was permitted 23/5/2008. District Ref: 01/01151/F GF	Vacant Land	Offices
(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	0	Lapsed	Erection of two 5 storey office buildings with associated car parking (14,969 sq.m. on 6.44 ha). (450 & 500 Brook Drive). Part superseded 85/00690 (outline). See 07/01367 (RM) & 07/01295 (RM). District Ref: 01/01516/R GF	Vacant Land	Offices
(+ FH10/9	Prudential Assurance Co Ltd Plot 7 450 Brook Drive GREEN PARK	App no 207/01367 Pmt'd Dec 2007 Reserved Matters Site Area 0.00	B1	0	0	0	N/S	Reserved matters pursuant to outline permission 85/00690 for the development of 3,183 sq.m. on 0.82 ha of open business use including access, car parking, servicing & landscaping. See 07/01295 (RM) for adjacent development. District Ref: 07/01367/R GF	Vacant Land	Business Use
(+ FH10/10	Prudential Assurance Co Ltd Plot 7 500 Brook Drive GREEN PARK	App no 207/01295 Pmt'd Dec 2007 Reserved Matters Site Area 0.00	B1	0	0	0	N/S	Reserved matters pursuant to outline permission 85/00690 for the erection of 5 storey flexible business floorspace of 13,262 sq.m. on 1.68 ha including access & car parking. See 07/01367 (RM) for adjacent development. District Ref: 07/01295/R GF	Vacant Land	Business Use
(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	29327	N/S	10,347sm on 1.90ha comp 3/00-Plot 1. 13,006sm on 3.1ha comp 3/01-Plot 5. 21,188sm on 4.63ha comp 3/02-Plots 2.1 & 4. 39,470sm on 15.92ha 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

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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
(	Prudential/Rickworth Security Plot 8 Longwater Avenue GREEN PARK	App no 285/00691 Pmtid 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 & 07/00109 (RM) for alternative development. District Ref: 85/00691/O GF	Vacant Land	Business Use
FH50/1										
(	Prudential Assurance Co Ltd Plot 8 Longwater Avenue GREEN PARK	App no 201/00460 Pmtid 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
FH50/2										
(	The Prudential Assurance Co Ltd Plot 8 500 South Oak Way GREEN PARK	App no 207/00109 Pmtid Mar 2007 Reserved Matters Site Area 0.00	B1	6779	6779		N/S	Reserved matters pursuant to oil permission 85/00691 for a 5 storey building for open business use (20,430 sqm on 2.9 ha) with parking, servicing & landscaping. Exceeds total floorspace permitted under 85/00691 by 6,779 sqm which is counted here. District Ref: 07/00107/R GF	Vacant Land	Business Use
FH50/3										
(	Prudential/Rickworth Security BALANCE OF OUTLINE 85/00691	App no 285/99977 Pmtid Jul 1995 Outline Site Area 4.67	B1	13651	13651		N/S	Balance remaining on southern part of Green Park - Plot 8. Part of RBLP site 7 (EMP1). See 07/00107 (RM). District Ref: 85/00691/O GF	Vacant Land	Business Use
FH50/10										
(	Prudential Assurance Co Ltd Green Triangle Smallmead Road GREEN PARK	App no 202/01311 Pmtid Jun 2003 Outline Site Area 4.08	B1	22540	22540		Lapsed	Erection of business development with parking. Plot 17 500-600 Longwater Avenue. District Ref: 02/01311/O GF	Vacant Land	Business Use
FH160/1										
(	Prudential Assurance Co Ltd 280 South Oak Way GREEN PARK	App no 205/01245 Pmtid Feb 2006 Full Site Area 1.00	B1	4430	4430		U/C	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. Supersedes 99/00469 (outline). District Ref: 05/01245/F GF	Vacant Land	Business Use
FH180/3										
(	Prudential Assurance Co Ltd Land at GREEN PARK	App no 203/01514 Pmtid Jun 2004 Outline Site Area 0.70	SG	6815	6815		Lapsed	Erection of railway station with road access, bus turning and parking. Renewal of application 00/00612 (outline). See 07/01108 (full). District Ref: 03/01514/O GF	Vacant Land	Transportation
FH200/2										
(PRUP/IN Land west of Green Park Business Park KIRTONS FARM ROAD	App no 207/01108 Pmtid Dec 2007 Full Site Area 1.34	SG	0	0		N/S	Erection of railway station (1520sqm), bus interchange (6200sqm), decked park & ride (2438sqm), short stay car park, taxi drop off & disabled parking. 0.38ha of site is in West Berkshire (application 07/02570) which accounts for station floorspace. District Ref: 07/01108/F GF	Vacant Land	Transportation
FH200/3										

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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
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		Lapsed	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
FI310/2	Esso Petroleum Co Ltd Buckingham Drive Service Station BUCKINGHAM DRIVE	App no 206/00654 Pmt'd Sep 2006 Full Site Area 0.13	A1 SG	292 0	292 -250		Complete Complete	Redevelopment (including complete demolition) of petrol filling station to provide a petrol filling station with retail unit. District Ref: 06/00654/F PDL	Garages	Garages
FI330/1	Ms N Amari 18 FARNHAM DRIVE	App no 202/01201 Pmt'd Nov 2002 Full Site Area 0.01	A1 D1	0 209	-209 209		Lapsed Lapsed	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
+ * FI341/1	Whiteknights 1A South Street & 2 GOSBROOK ROAD	App no 206/01495 Pmt'd Mar 2008 Full Site Area 0.04	A1 B1	96 0	96 -301		N/S N/S	Refurbishment of building with retention of financial & professional unit (57 sq.m.) & COU from offices to two flats at 1st & 2nd floors. Redevelopment of 1 South St to provide one retail/financial & professional unit and six flats plus parking. Soft commitment at 3/07. District Ref: 06/01495/F PDL	Financial/Prof Offices	Retail - Shops Residential
FI347/1	Quality Stationers 307-311 GOSBROOK ROAD	App no 206/00357 Pmt'd Dec 2006 Full Site Area 0.05	B1	0	-385		N/S	Redevelopment of printing works to provide four apartments and one garden flat. Allowed on appeal. District Ref: 06/00357/F PDL	Light industry	Residential
FI355/1	Partners 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		Lapsed	Redevelopment of warehouse to provide five flats. Allowed on appeal. Application 06/01129 for redevelopment of warehouse to provide six flats remains undecided at 31/3/2008. District Ref: 01/01013/F PDL	Warehousing	Residential
+ * FI362/1	Mulhern Properties Wellington House HEMDEAN ROAD	App no 207/00730 Pmt'd Dec 2007 Full Site Area 0.12	B1 D1	0 108	-108 108		Complete Complete	COU from office to physiotherapy clinic. District Ref: 07/00730/F PDL	Offices	Clinics
FI380/1	Mr M Y R Chugtai 192 HENLEY ROAD	App no 202/00428 Pmt'd Jul 2002 Full Site Area 0.01	A1	0	-106		Lapsed	COU from retail to residential. District Ref: 02/00428/F PDL	Retail - Shops	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
F1382/1	Reading Amateur Boxing & Rifle Club Rifle Club JEFFERSON CLOSE	App no 206/001222 Pmtid 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
F1384/1	The Co-Operative Group Emmer Green PO 1 KIDMORE END ROAD	App no 206/01538 Pmtid Mar 2007 Full Site Area 0.01	A1 A2	0 107	-107 107		Complete Complete	COU from retail to financial & professional services. District Ref: 06/01538/F PDL	Retail - Shops	Financial/Profe
+ * F1387/1	Summerfield Rest Home 4 KIDMORE ROAD	App no 206/01462 Pmtid Jul 2007 Full Site Area 0.20	C2	294	294		N/S	Erection of 2 storey side extension to residential care home to provide six additional suites plus extensions to lounge & dining room to rear. Renewal of 02/00218 (full). District Ref: 06/01462/F PDL	OAP Homes	OAP Homes
F1393/1	Dentons & Gibson/Checkmore Ltd Millars Arms PADDOCK ROAD	App no 205/01025 Pmtid Feb 2006 Full Site Area 0.13	A4 B1	0 925	0 925	3	Complete N/S	Redevelopment of public house (except outbuilding) (1,322 sq.m.) to provide three small business units with parking & servicing. Demolition complete & counted at March 2006. District Ref: 05/01025/F PDL	Public House	Business Use
F1405/1	Mrs Graves 341 PEPPARD ROAD	App no 206/00487 Pmtid Jul 2006 Full Site Area 0.07	C2	232	232		Complete	Alteration & COU from a residential dwelling currently used to provide for people in need of care to a residential care home. District Ref: 06/00487/F PDL	Residential	Res Institutions
F1423/1	S D Properties 129 QUEENS ROAD	App no 203/01251 Pmtid Jan 2006 Full Site Area 0.01	A4	0	-255		Complete	Redevelopment of public house to provide eleven 2-bed flats plus car parking. Dwellings under construction. District Ref: 03/01251/F PDL	Public House	Residential
F1454/1	Myles Milner Highdown School SURLEY ROW	App no 206/00198 Pmtid Jul 2006 REG3 Site Area 0.55	D1	1267	1267		Complete	Erection of school hall & drama centre with additional car parking to front of site. Relocation of rugby pitch displaced by car park, to a site to the south of the school buildings. District Ref: 06/00198/R3 PDL	Secondary Ed	Secondary Ed
+ * Rest of Reading Borough Tilehurst FJ96/1	Choice Ltd 1 ARMOUR ROAD	App no 207/01146 Pmtid Oct 2007 CLE Site Area 0.00	C2 D1	0 0	0 0		Complete Complete	Certificate of lawful existing use of day care centre as additional residential accommodation for care home with external alterations. (Floorspace unknown) District Ref: 07/01146/C PDL	Community	Res Institutions

Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
+ * FJ106/1	Royal Berkshire Fire & Rescue Service 103 DEE ROAD	App no 207/00817 Pmt'd Oct 2007 Outline Site Area 0.85	SG	0	-2176		N/S	Outline permission for redevelopment of fire station to provide a residential development comprising of forty two units.	Police/Fire/A	Residential
+ * FJ113/1	Jalinder Bagga 109 GROVELANDS ROAD	App no 207/00512 Pmt'd Jul 2007 Full Site Area 0.08	C1	0	-207		U/C	District Ref: 07/00817/O PDL COU from 12-bed guest house to nine apartments (four 2-bed, three 1-bed & two studio flats).	Hotels	Residential
(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		Lapsed	District Ref: 07/00512/F PDL Erection of two technology blocks. See 07/00468 (full), 08/00019 (Var) & 07/01263 (Reg3) for additional developments.	Secondary Ed	Secondary Ed
(+ * FJ123/2	Play Football Ltd Prospect College COCKNEY HILL	App no 207/00468 Pmt'd Nov 2007 Full Site Area 1.34	D2	0	0		N/S	District Ref: 01/00243/F PDL Erection of changing room/clubhouse (347 sq.m.) + creation of artificial surfaces for eight 5-a-side pitches & one all weather pitch with fencing & lighting, pathways & car-park. See 08/00019 for alternative smaller dev & 07/01263 for additional development.	Education	Leisure
(+ * FJ123/3	Play Football Ltd Prospect College COCKNEY HILL	App no 208/00019 Pmt'd Mar 2008 Var Site Area 1.34	D2	215	215		N/S	Erection of single storey changing room & clubhouse building. Variation of condition 2 of 07/00468 to reduce the size of the changing room & clubhouse building. See 07/00468 (full) & also 07/01263 (Reg 3) for additional development. District Ref: 08/00019/V PDL	Education	Leisure
(+ * FJ123/4	Reading Borough Council Prospect College COCKNEY HILL	App no 207/01263 Pmt'd Dec 2007 REG3 Site Area 0.74	D1	1200	1200		N/S	Erection of vocational skills centre & associated external works as extension to college. See 07/00468 (full) for additional development.	Education	Education
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		U/C	District Ref: 07/01263/R3 PDL COU from offices to seven flats.	Offices	Residential
(FJ154/1	Reading Borough Council Meadway Comprehensive School THE MEADWAY	App no 206/00253 Pmt'd Jun 2006 Full Site Area 7.00	B1 D1	2917 5179	2917 5179		U/C U/C	District Ref: 03/01386/F PDL Redevelopment of school field to include special needs school, community uses, educational staff offices & conference facilities for Reading Education Centre, parking & public open space. See 06/00258 (full) for additional development. District Ref: 06/00253/F GF	Secondary Ed Secondary Ed Secondary Ed	Community Conference Education 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
(FJ154/2	Reading Borough Council Meadway Comprehensive School THE MEADWAY	App no 206/00258 Pmtid Jun 2006 Full Site Area 1.24	D1	0	0	0	Complete	Redevelopment of part of school to provide a residential development of fifty nine dwellings. See 06/00253 (full) for additional development. Lost floorspace of part of school buildings unknown - site area 1.24 ha. Demolition complete 2008. District Ref: 06/00258/F PDL	Secondary Ed	Residential
+ * FJ157/1	Associated Dental Practice Ltd 17 & 18 MEADWAY PRECINCT	App no 207/01228 Pmtid Nov 2007 Full Site Area 0.02	A1 D1	0 186	-186 186		Complete Complete	COU from retail use to dental surgery.	Retail - Shops	Dr/Dentist
FJ201/1	J J & J M Hayes 14/14a NORCOT ROAD	App no 203/00098 Pmtid Jul 2003 Full Site Area 0.01	B1	0	-133		N/S	District Ref: 07/01228/F PDL COU from offices to one 2-bed and one 1-bed flats. Renewal of permission 98/00194 (full).	Offices	Residential
+ * FJ211/1	LCP Securities Ltd Unit 4 STERLING WAY	App no 207/00270 Pmtid Apr 2007 Full Site Area 0.15	B8	142	142		Complete	District Ref: 03/00098/F PDL Erection of 1-bay extension to warehouse.	Warehousing	Warehousing
+ * FJ220/1	Ceres Estate Agents 3-19 THE TRIANGLE	App no 207/01508 Pmtid Feb 2008 Full Site Area 0.52	A1 A2 A3 A5	121 61 30 30	121 61 30 30		N/S N/S N/S N/S	District Ref: 07/00270/F PDL Erection of extension to rear of retail units (A1/A2/A3 & A5 uses) at ground floor level.	Financial/Prof Food Restaurants Retail - Shops	Financial/Prof Food Restaurants Retail - Shops
+ * FJ231/2	Reading Borough Council Churchend Primary School USK ROAD	App no 207/01618 Pmtid Feb 2008 REG3 Site Area 0.04	D1	404	373		N/S	District Ref: 07/01508/F PDL Alterations & erection of single & two storey extensions to school to provide nursery, reception & enlarged KS1 & new KS2 teaching areas, storage & ICT suite.	Primary Ed	Primary Ed

SOFT COMMITMENTS at March 2008 for READING BOROUGH

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

Central Reading

MR RAZA AHMED
Alfred's Head PH
146-148 Chatham Street

Application 07/01616 (full) for change of use from bedrooms ancillary to public house at first & second floor levels to a 5-bedroom hostel with retention of public house at ground floor & basement levels: -200 sq.m. net A4; 150 sq.m. gross/net SG. (PDL)

35 (FRIAR STREET) LTD
35-38 Friar Street

Application 07/01686 (full) for redevelopment of 4 storey building with retail use at ground floor & offices above & erection of a 7 storey building with retail, financial & professional services & restaurant uses (567 sq.m.) at ground floor level, leisure use (324 sq.m.) at basement level & an 83-bedroom hotel use serviced apartments on upper levels: 567 sq.m. gross/ -459 sq.m. net A1/A2/A3; -1,576 sq.m. net B1a; 5,612 sq.m. gross/net C1; 324 sq.m. gross/net D2. (PDL)

SACKVILLE DEVELOPMENTS
(READING) LTD
Station Hill

Application 07/00188 (outline) for redevelopment of offices, retail units, bingo hall, former bus station & multi storey car park to provide a mixed use development of residential, offices, retail uses, financial & professional services, restaurants, cafes & bars, community, arts & cultural spaces, health & fitness use with car & cycle parking: 9,176 sq.m. gross/7,875 sq.m. net A1/A2/A3/A4; 75,504 sq.m. gross/ 63,673 sq.m. net B1a; 250 sq.m. gross/net D1; 1,814 sq.m. gross/ -1,716 sq.m. net D2. Application subsequently withdrawn. (PDL)

Rest of Reading Borough

CLASSIC HOSPITALS
22 Bath Road

Application 07/01284 (full) for change of use from residential to clinic facilities with single storey rear extension including foundations for & siting of a relocatable unit: 218 sq.m. gross/net D1. (PDL)

Green Park

ST EDWARDS HOMES &
PRUDENTIAL ASSURANCE CO
LTD
Land adj Green Park Business Pk
Longwater Avenue

Application 07/01275 (outline) for redevelopment of land at Green Park, Pingemead Business Centre (909 sq.m.), light industrial (2,611 sq.m.), education/training facilities (191 sq.m.) & residential uses to provide a mixed use development.
Phase 1: erection of housing, local retail (A1/A2/A3/A4/A5), management suite, village hall, reconfiguration of lake, lakeside access, car parking, pedestrian & cycle routes, services & infrastructure, landscaping etc; and
Subsequent phases (submitted in outline with all matters reserved except details of main access proposals); erection of housing, extra care housing (C2) with ancillary community use, offices, one-form primary school including nursery (D1), health surgery (D1), sports pitches, children's play facilities with parking, infrastructure & landscaping. (C2 & D1 developments are on PDL with the remainder being GF):
238 sq.m. gross/net A1; 66 sq.m. gross/net A2; 380 sq.m. gross/net A3; 16,000 sq.m. gross/ 12,480 sq.m. net B1; 1,858 sq.m. gross/net C2; 190 sq.m. gross/ -1 sq.m. net D1. (GF/PDL)

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)

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. (PDL)

20-22 Duke Street

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

C

Development Trends

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	
2007	984,930		494,980	
2008	971,280		480,860	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2008

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	
2007	13,330		-1,730		168,900		-990		-3,360	
2008	12,400		-2,190		261,220		-670		8,620	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2008

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	
2007	2,420		0		79,540		0		0	
2008	7,650		70		81,380		0		0	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2008

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))

	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2 - 7)	Storage & Distribution (B8)
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
Total 1991-2001	81,930	-840	195,540	-32,620	8,480
Annual Average	8,193	-84	19,554	-3,262	848
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
2006/07	3,860	-400	-9,920	0	-10,060
2007/08	2,710	200	101,250	0	-2,130
Total 2001-2008	-7,370	-1,130	224,380	-53,810	1,780

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2008

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))**

	Retail (A1)		Financial & Professional Services (A2)		Business (B1)		General & Special Industry (B2 - 7)		Storage & Distribution (B8)	
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	
Total 1991-2001	77,770		3,320		11,380		-39,890		-5,380	
Annual Average	7,777		332		1,138		-3,989		-538	
2001/02	-9,370	-9,370	220	220	76,110	73,780	-950	-950	-5,990	-5,990
2002/03	-4,470	-4,470	-120	-120	53,410	55,740	-42,860	-42,860	-2,450	-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	
2006/07	-850		-420		-5,760		-4,920		1,610	
2007/08	7,830		560		-14,210		0		-14,120	
Total 2001-2008	-5,810		1,500		68,700		-53,020		-17,370	

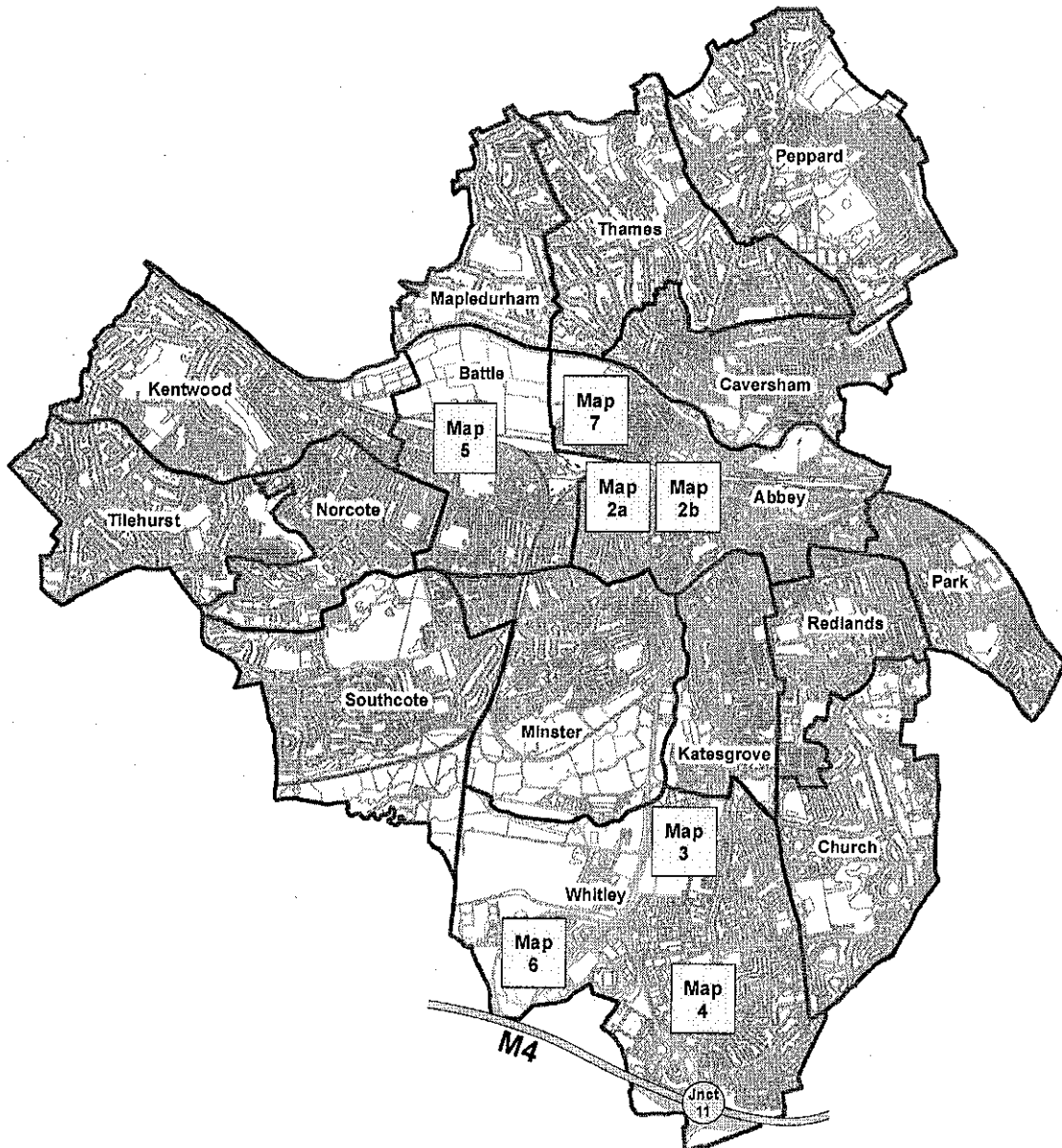
Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2008

D

**Maps of Town Centre &
Main Industrial Areas**

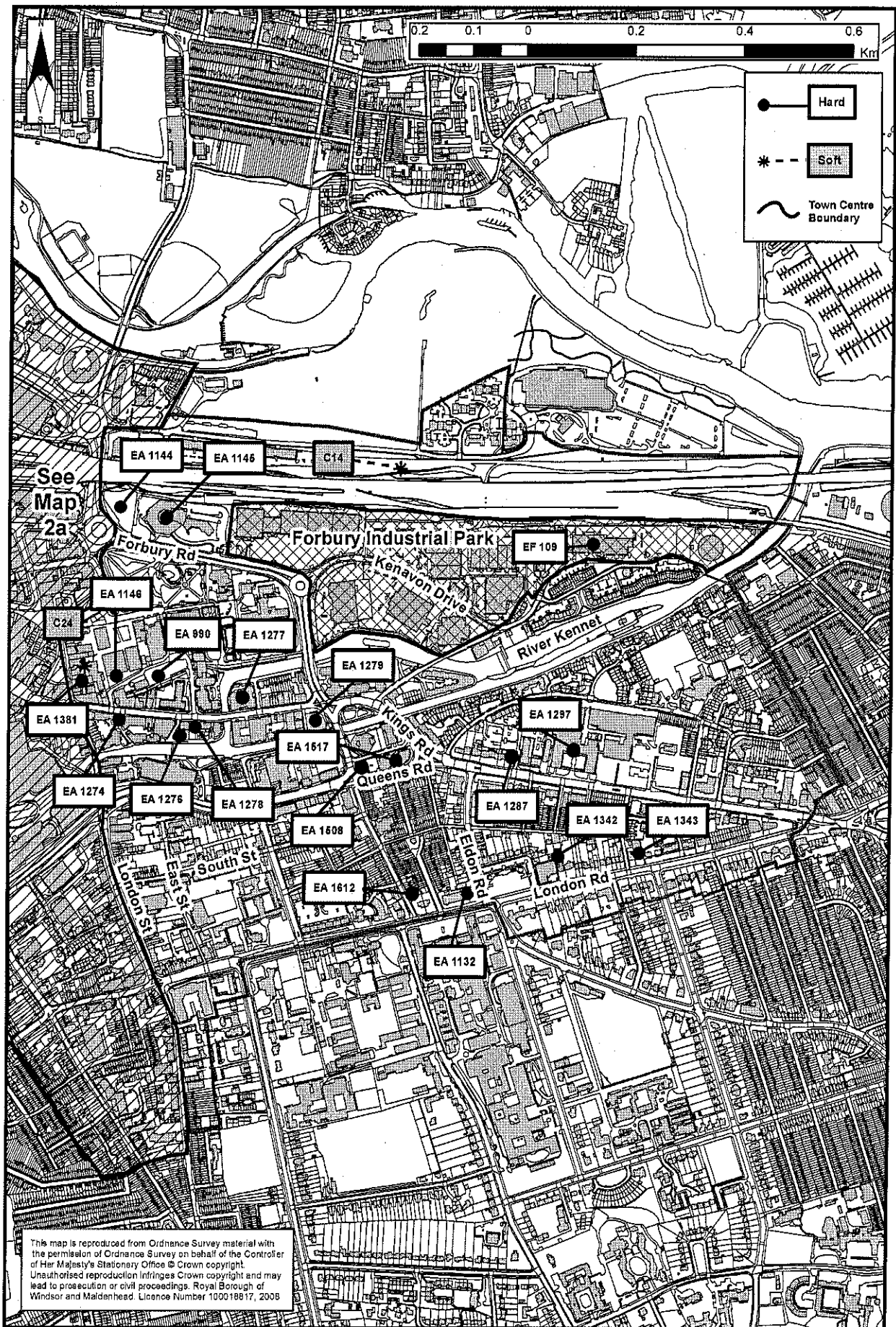


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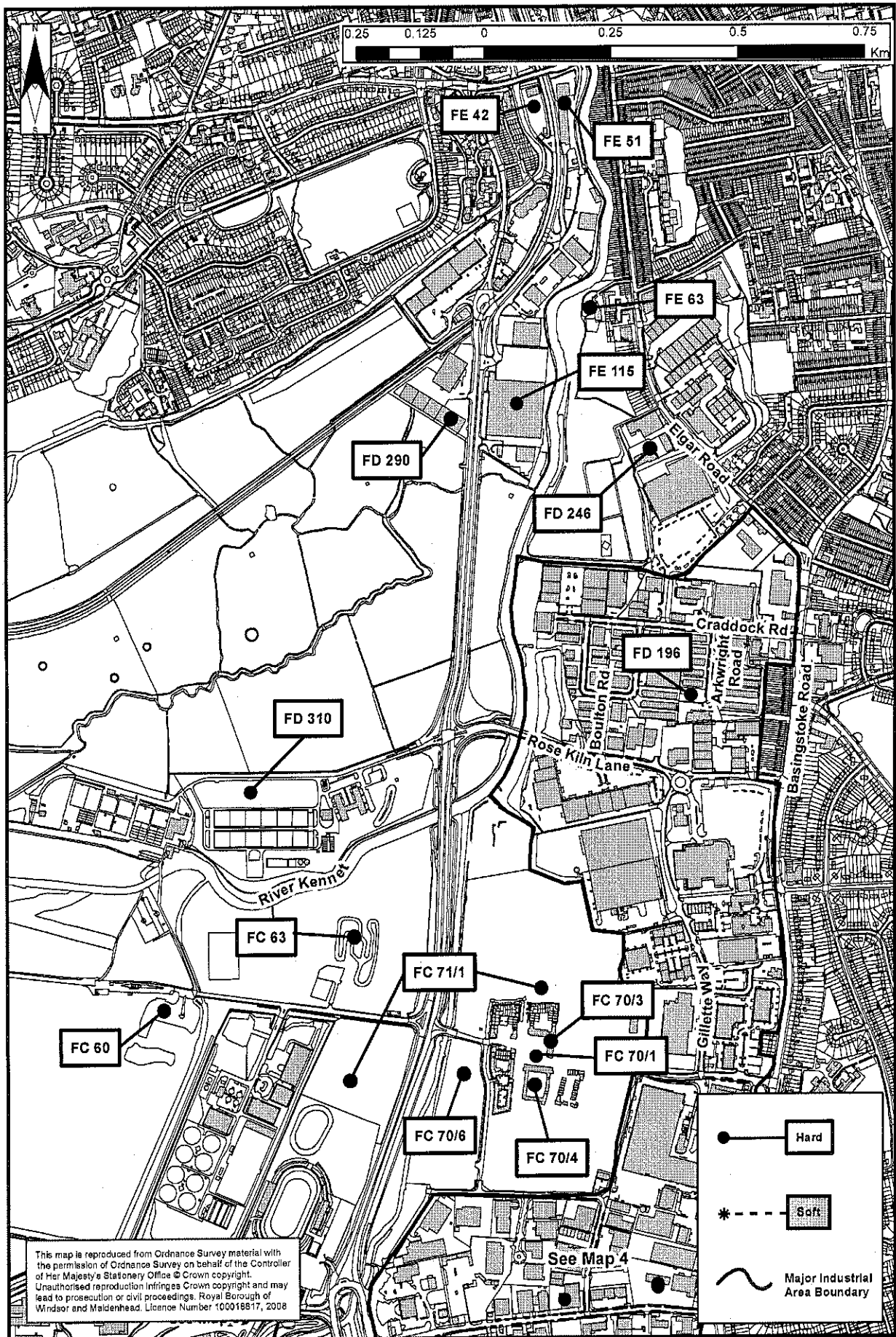


- Map 2a: Reading Town Centre West
- Map 2b: Reading Town Centre East & Forbury Industrial Park
- Map 3 : Basingstoke Road North Area + Rose Kiln Lane, Boulton Road, Elgar Road & Manor Farm
- Map 4 : Basingstoke Road South Area + Acre Road, Bennet Road & Worton Grange
- Map 5 : Portman Road / Deacon Way
- Map 6 : Green Park
- Map 7 : Cardiff Road / Richfield Avenue

Map 1 WARD BOUNDARIES PLUS LOCATION OF READING TOWN CENTRE & MAIN INDUSTRIAL AREAS IN THE BOROUGH

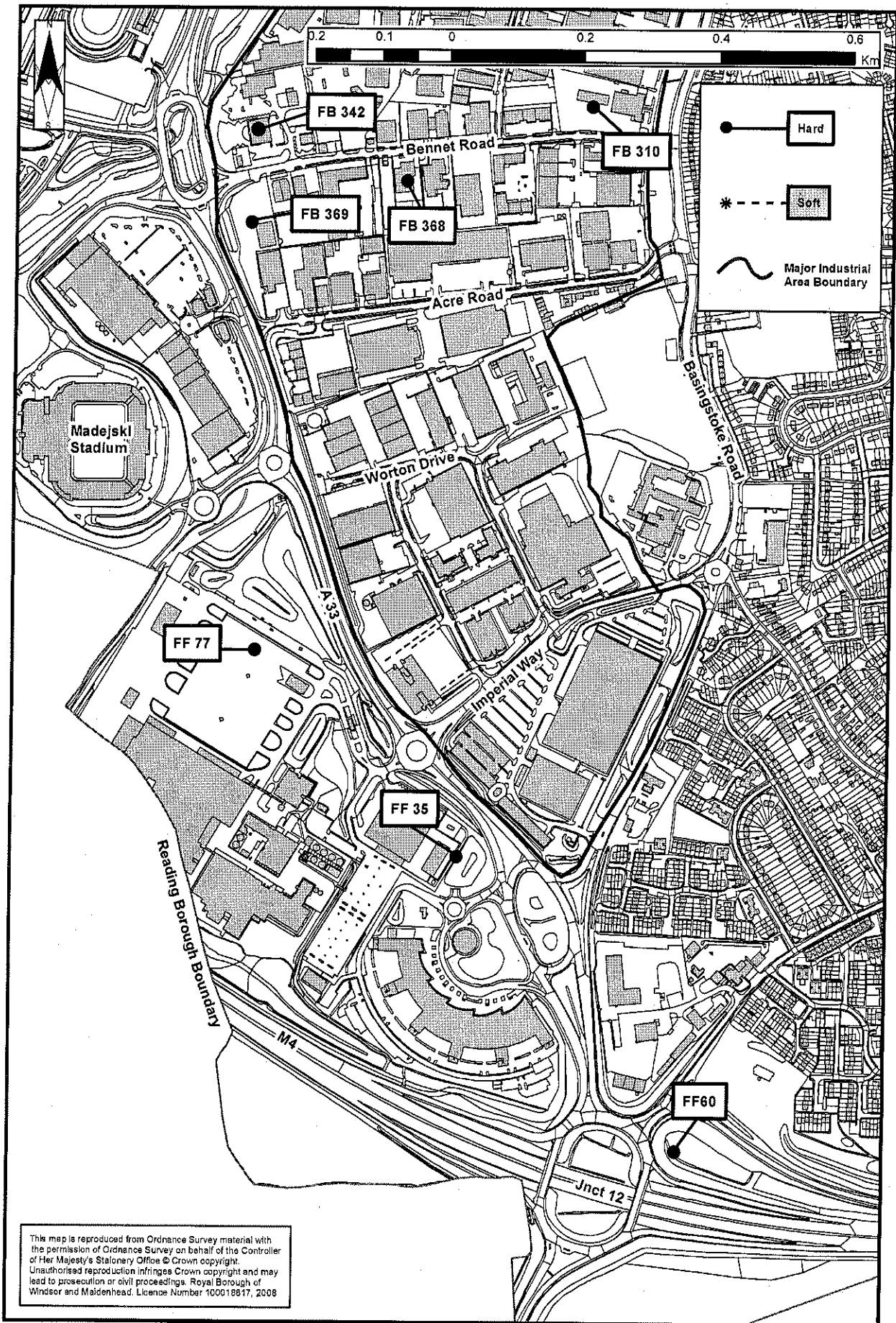


Map 2b READING TOWN CENTRE EAST & FORBURY INDUSTRIAL PARK



Map 3

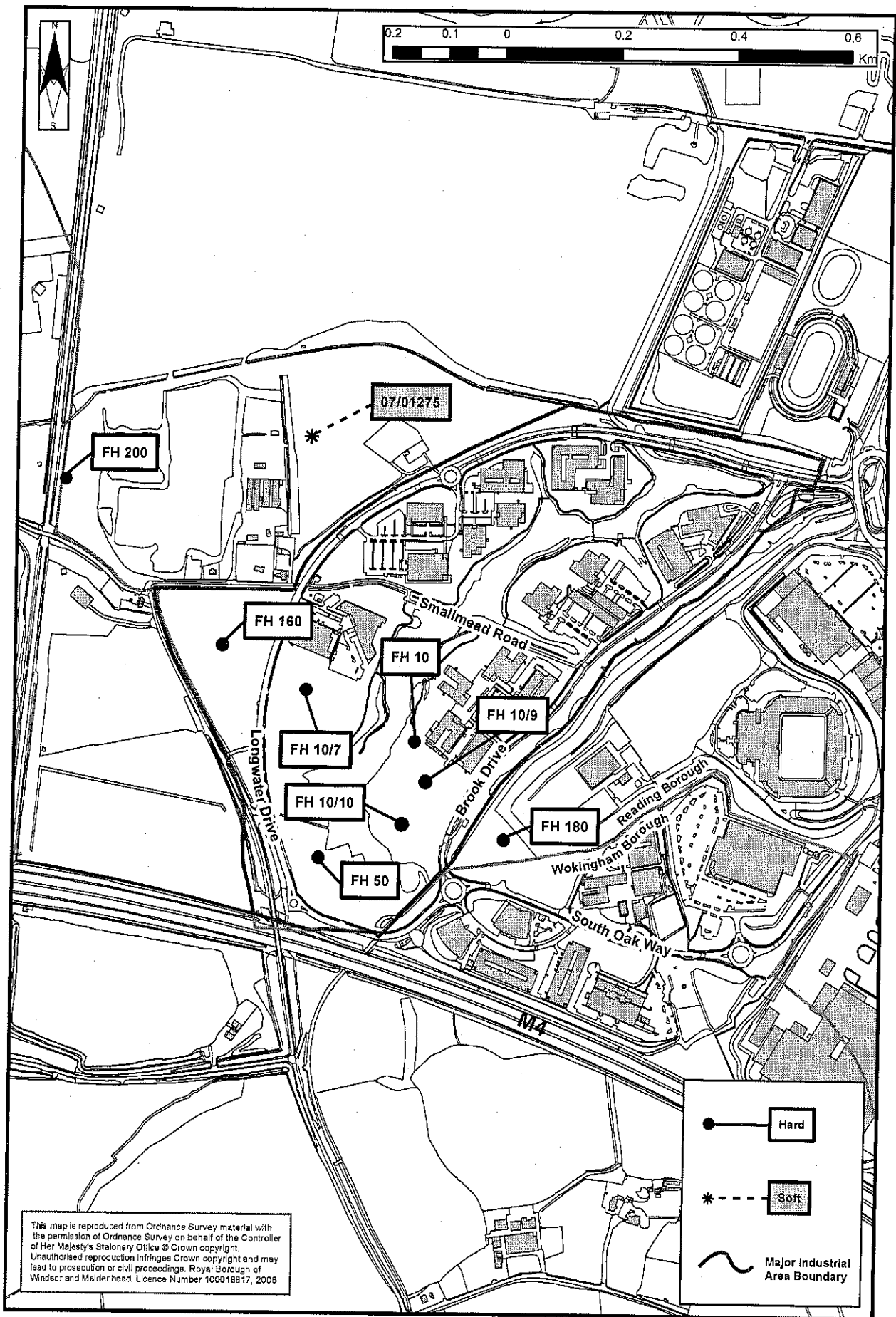
BASINGSTOKE ROAD NORTH AREA + ROSE KILN LANE, BOULTON ROAD, ELGAR ROAD & MANOR FARM

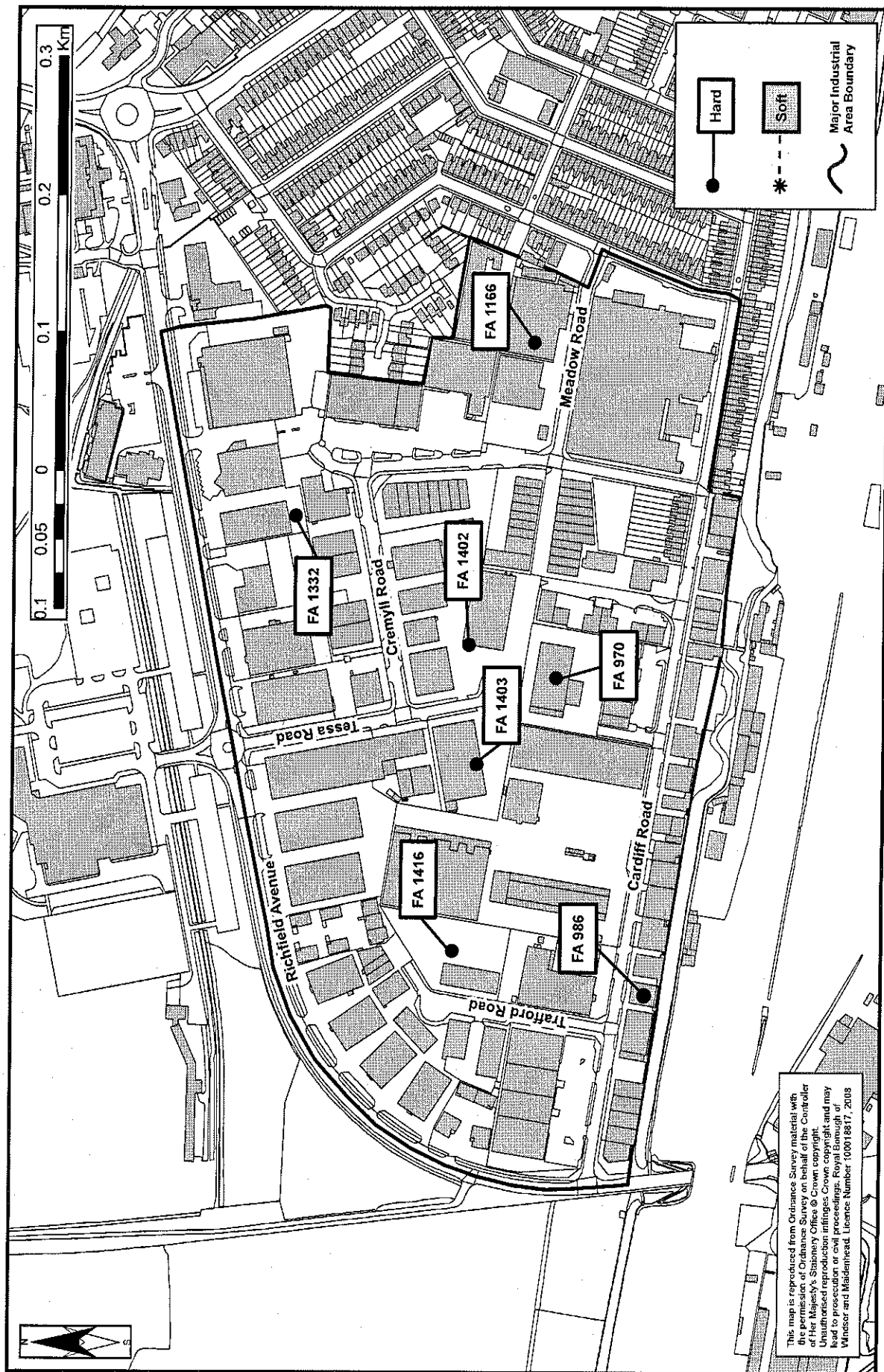


Map 4 BASINGSTOKE ROAD SOUTH AREA + ACRE ROAD, BENNET ROAD & WORTON GRANGE



Map 5 PORTMAN ROAD / DEACON WAY





Map 7 CARDIFF ROAD / RICHFIELD AVENUE

