

Planning Commitments for Employment Uses at March 2010

Reading Borough

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

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July 2010

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SUMMARY

This publication looks at commitments for employment uses in Reading Borough at 31 March 2010. 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:

- **50,383 sq m net^a** of BIDS floorspace was completed between April 2009 and March 2010; and,
- **6,358 sq m net** of BIDS floorspace was newly permitted between April 2008 and March 2010.

As a result:

- **229,052 sq m net** of BIDS floorspace (plus **65,049 sq m** that was accepted in principle) was outstanding at March 2010.

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	19,362	997	70,527	0
Brownfield	31,021	5,361	158,525	65,049
Total	50,383	6,358	229,052	65,049

^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:

**Mr R Barter
Joint Strategic Planning Unit
St Mary's House
c/o Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF**

Tel: 01628 796526

- 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 2010 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 2010 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, is 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.

- B2⁹ 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 2009 Survey has been updated to 2010 in four stages:

- (1) Outstanding commitments at March 2009 were identified from the previous survey^h.
- (2) Relevant planning permissions granted between 1 April 2009 and 31 March 2010 was 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 2010 for both commitments outstanding at March 2009 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 2009 to 31 March 2010, 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 2010 – 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 2010 (hard and soft), completions 2009-2010, new permissions 2009-2010 and lapsed permissions 2009-2010. 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 2008 – 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 2010, together with completed developments and lapsed permissions during 2009-2010.
- 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 2009 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 2009 and March 2010;
 - Description of development and comments (COU denotes change of use);

- The borough's reference number (District Ref);
- The status of the site is shown by means of a three-letter code i.e. U B U. The first letter denotes the status of the site by its Local Plan / Core Strategy designation i.e. (U) refers to a site located within the urban area or O for a site located outside of the main urban areas. These are defined by the Regional Monitoring Geography produced by SEEPB as settlements of 3,000 or more resident population. The second letter indicates the location of the site upon either Brownfield land (B) or Greenfield land (G). The third letter denotes the spatial location of the site either within the existing urban area (U), a rural location (R), or within a peripheral location (P) as defined by SEEPB Regional Monitoring Geography.
- The Existing and Proposed Land Uses.

6.3 A '+' in the left hand column is used to signify permission being granted between 1 April 2009 and 31 March 2010. A '*' also appears where the permission relates to a site that was not already the subject of a similar outstanding commitment at 31 March 2009. Only permissions marked by an '*' are counted in summary tables 6, 13 and 20 which are concerned with 'new' floorspace permitted during 2009-2010. For example, the floorspace applicable to the approval of reserved matters during 2009-2010 would not be counted in tables 6, 13 or 20 where the relevant outline permission had been granted prior to April 2009.

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.

Note on the recording of C2 floorspace:

6.5 The C2 use class, (as defined by the Town & Country Planning Act 1990 Use Classes (amended) 2005, has several special considerations in terms of whether it is recorded within the planning commitments figures for employment uses. The large majority of such floorspace is recorded, such as employment development involving hospitals or nursing homes; however C2 uses which include a communal residential element i.e. shared accommodation with services / facilities such as cooking and washing (boarding school accommodation or halls of residence), are not recorded. This is due to the important qualifier as to whether the development has an employment generating use, of which the former is deemed to have, but the latter does not.

6.6 This year has seen a large amount of development taking place at the University of Reading, with large redevelopment projects taking place at several halls of residence on both the Whiteknights and London Road campus', but due to the nature of the employment commitment, these developments have not been recorded within the main figures. However, in view of the large amount of C2 floorspace that has been permitted in 2009/10, special mention of these applications is given here:

Application Number	Location	Gross Floorspace (sq.m)	Net Floorspace (sq.m)	Building Progress
09/00333/F	Windsor Hall, Whiteknights campus	1,595	838	U/C
09/01548/F	Childs Hall, Whiteknights campus (half of site falls within Wokingham BC)	20,455	6,873	N/S
08/01623/F	Whiteknights Hall, Whiteknights campus	14,115	10,731	U/C
08/01079/F	Part of Mansfield Hall plus vacant Newbury & Oxton Halls, London Road Campus	0	-189	N/S
Total		36,165	18,253	

A **Summary Tables for Reading Borough & Sub Areas**

NET FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

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

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	3,944	-3,224	47,675	0	-356	31,222
Forbury Industrial Park	981	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	4,925	-3,224	47,675	0	-356	32,182
Acre Road/Bennet Road	0	0	-1,114	0	0	1,509
Manor Farm/Gillette Way	2,346	92	85,993	2,518	0	6,463
Rose Kiln Lane S/Boulton Rd	0	0	-279	-1,100	170	1,529
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,692	0
Worton Grange	1,383	0	33,910	0	0	0
Portman Road/Deacon Way	0	0	-902	0	360	542
Green Park	238	66	69,668	0	0	2,237
Caversham	0	-130	-206	0	1,757	1,438
Tilehurst	121	61	0	0	450	-1,901
Rest of Reading Borough	796	-139	-9,157	0	3,927	64,782
Total for Rest of Reading Borough	4,884	-50	177,913	1,418	8,356	76,599
Reading Borough	9,809	-3,274	225,588	1,418	8,000	108,781

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	-514	140	-333	0	0	2,022
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	-514	140	-333	0	0	2,022
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	219	0	0	0	0	8,471
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	2,473
Green Park	0	0	0	0	0	0
Caversham	96	0	504	0	0	0
Tilehurst	0	0	0	0	0	493
Rest of Reading Borough	116	-81	-6,125	0	0	7,844
Total for Rest of Reading Borough	431	-81	-5,621	0	0	19,281
Reading Borough	-83	59	-5,954	0	0	21,303

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	3,430	-3,084	47,342	0	-356	33,244
Forbury Industrial Park	981	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	4,411	-3,084	47,342	0	-356	34,204
Acre Road/Bennet Road	0	0	-1,114	0	0	1,509
Manor Farm/Gillette Way	2,565	92	85,993	2,518	0	14,934
Rose Kiln Lane S/Boulton Rd	0	0	-279	-1,100	170	1,529
Rose Kiln Lane N/Elgar Rd	0	0	0	0	1,692	0
Worton Grange	1,383	0	33,910	0	0	0
Portman Road/Deacon Way	0	0	-902	0	360	3,015
Green Park	238	66	69,668	0	0	2,237
Caversham	96	-130	298	0	1,757	1,438
Tilehurst	121	61	0	0	450	-1,408
Rest of Reading Borough	912	-220	-15,282	0	3,927	72,626
Total for Rest of Reading Borough	5,315	-131	172,292	1,418	8,356	95,880
Reading Borough	9,726	-3,215	219,634	1,418	8,000	130,084

*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	4,631	0	65,049	0	0	207
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	4,631	0	65,049	0	0	207
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	0
Total for Rest of Reading Borough	0	0	0	0	0	0
Reading Borough	4,631	0	65,049	0	0	207

*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 2009-2010 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	-2,225	1,215	38,549	0	-149	1,323
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	-2,225	1,215	38,549	0	-149	1,323
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	-265	-2,765	2,765	265
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	2,119	1,953
Worton Grange	0	0	0	-5,868	0	0
Portman Road/Deacon Way	0	0	0	0	-803	803
Green Park	0	0	16,445	0	0	0
Caversham	0	0	0	1,453	-968	736
Tilehurst	-300	0	2,917	0	0	6,679
Rest of Reading Borough	24	59	-3,839	1,124	-332	4,415
Total for Rest of Reading Borough	-276	59	15,258	-6,056	2,781	14,851
Reading Borough	-2,501	1,274	53,807	-6,056	2,632	16,174

*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 2009-2010 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	408	-2,795	10,657	0	-265	8,712
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	408	-2,795	10,657	0	-265	8,712
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	1,569	-247	2,765	-2,687
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	-803	3,276
Green Park	0	0	0	0	0	0
Caversham	0	0	0	1,453	-968	1,660
Tilehurst	-150	0	0	0	0	150
Rest of Reading Borough	816	-191	-9,103	1,300	0	11,139
Total for Rest of Reading Borough	666	-191	-7,534	2,506	994	13,538
Reading Borough	1,074	-2,986	3,123	2,506	729	22,250

*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 2009-2010 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	1,021	-1,182	3,492	0	0	-828
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	1,021	-1,182	3,492	0	0	-828
Acre Road/Bennet Road	0	0	0	0	2,040	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	5,376	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	132	0	-300	3,581
Total for Rest of Reading Borough	0	0	132	5,376	1,740	3,581
Reading Borough	1,021	-1,182	3,624	5,376	1,740	2,753

*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	9,344	253	86,464	0	0	33,865
Forbury Industrial Park	981	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	10,325	253	86,464	0	0	34,825
Acre Road/Bennet Road	0	0	0	0	0	1,768
Manor Farm/Gillette Way	2,527	92	85,993	2,518	0	9,322
Rose Kiln Lane S/Boulton Rd	0	0	0	0	1,270	1,529
Rose Kiln Lane N/Elgar Rd	0	0	0	0	4,692	0
Worton Grange	1,383	0	33,910	0	0	0
Portman Road/Deacon Way	0	0	0	0	360	542
Green Park	238	66	73,188	0	0	2,428
Caversham	0	0	0	0	1,757	2,170
Tilehurst	121	61	0	0	450	275
Rest of Reading Borough	2,390	111	970	0	3,927	77,960
Total for Rest of Reading Borough	6,659	330	194,061	2,518	12,456	95,994
Reading Borough	16,984	583	280,525	2,518	12,456	130,819

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	22	140	640	0	0	2,135
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	22	140	640	0	0	2,135
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	219	0	0	0	0	8,471
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	2,473
Green Park	0	0	0	0	0	0
Caversham	96	0	925	0	0	0
Tilehurst	0	0	0	0	0	819
Rest of Reading Borough	116	0	997	0	0	13,704
Total for Rest of Reading Borough	431	0	1,922	0	0	25,467
Reading Borough	453	140	2,562	0	0	27,602

GROSS FIGURES FOR USE CLASSES LISTED WITHIN SCHEDULES OF INDIVIDUAL COMMITMENTS

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

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	9,366	393	87,104	0	0	36,000
Forbury Industrial Park	981	0	0	0	0	960
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	10,347	393	87,104	0	0	36,960
Acre Road/Bennet Road	0	0	0	0	0	1,768
Manor Farm/Gillette Way	2,746	92	85,993	2,518	0	17,793
Rose Kiln Lane S/Boulton Rd	0	0	0	0	1,270	1,529
Rose Kiln Lane N/Elgar Rd	0	0	0	0	4,692	0
Worton Grange	1,383	0	33,910	0	0	0
Portman Road/Deacon Way	0	0	0	0	360	3,015
Green Park	238	66	73,188	0	0	2,428
Caversham	96	0	925	0	1,757	2,170
Tilehurst	121	61	0	0	450	1,094
Rest of Reading Borough	2,506	111	1,967	0	3,927	91,664
Total for Rest of Reading Borough	7,090	330	195,983	2,518	12,456	121,461
Reading Borough	17,437	723	283,087	2,518	12,456	158,421

*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	18,907	0	80,579	0	0	4,030
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	18,907	0	80,579	0	0	4,030
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	0
Total for Rest of Reading Borough	0	0	0	0	0	0
Reading Borough	18,907	0	80,579	0	0	4,030

*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 2009-2010 - Gross*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	0	1,215	39,137	0	0	1,877
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	0	1,215	39,137	0	0	1,877
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	2,765	265
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	2,119	1,953
Worton Grange	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	803
Green Park	0	0	16,445	0	0	0
Caversham	0	0	0	1,453	0	876
Tilehurst	0	0	2,917	0	0	6,679
Rest of Reading Borough	242	59	0	1,300	0	5,819
Total for Rest of Reading Borough	242	59	19,362	2,753	4,884	16,395
Reading Borough	242	1,274	58,499	2,753	4,884	18,272

*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 2009-2010 - Gross*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	2,039	246	14,439	0	0	9,691
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	2,039	246	14,439	0	0	9,691
Acre Road/Bennet Road	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	1,741	2,518	2,765	172
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	3,276
Green Park	0	0	0	0	0	0
Caversham	0	0	0	1,453	0	2,392
Tilehurst	0	0	0	0	0	150
Rest of Reading Borough	2,159	59	1,717	1,300	0	19,776
Total for Rest of Reading Borough	2,159	59	3,458	5,271	2,765	25,766
Reading Borough	4,198	305	17,897	5,271	2,765	35,457

*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 2009-2010 - Gross*

GROSS FLOORSPACE (SQ.M.)	A1	A2	B1	B2	B8	OTHER
Central Reading	1,236	0	8,157	0	0	0
Forbury Industrial Park	0	0	0	0	0	0
Gasworks Site	0	0	0	0	0	0
Total for Central Reading	1,236	0	8,157	0	0	0
Acre Road/Bennet Road	0	0	0	0	3,010	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	5,376	0	0
Portman Road/Deacon Way	0	0	0	0	0	0
Green Park	0	0	0	0	0	0
Caversham	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0
Rest of Reading Borough	0	0	425	0	0	4,802
Total for Rest of Reading Borough	0	0	425	5,376	3,010	4,802
Reading Borough	1,236	0	8,582	5,376	3,010	4,802

*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	2,031	-542	0	18,729	0	1,354	4,259	2,579
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	2,261	-542	0	18,729	0	1,534	4,809	2,579
Acre Road/Bennet Road	0	0	0	0	0	0	0	1,509
Manor Farm/Gillette Way	0	0	0	0	0	181	9,076	-2,859
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	150	1,100	279
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	542	0	0
Green Park	380	0	0	0	1,858	-1	0	0
Caversham	0	0	0	0	294	884	260	0
Tilehurst	30	0	30	0	0	0	215	-2,176
Rest of Reading Borough	120	-955	0	12,503	17,233	13,170	22,606	105
Total for Rest of Reading Borough	530	-955	30	12,503	19,385	14,926	33,257	-3,142
Reading Borough	2,791	-1,497	30	31,232	19,385	16,460	38,066	-563

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	-113	0	0	0	0	0	2,135	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	-113	0	0	0	0	0	2,135	0
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	8,243	228	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	2,473	0	0
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	493	0	0
Rest of Reading Borough	0	0	0	0	5,499	-831	3,176	0
Total for Rest of Reading Borough	0	0	0	0	13,742	2,363	3,176	0
Reading Borough	-113	0	0	0	13,742	2,363	5,311	0

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 FLOORSACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	4,740	-542	0	18,729	0	1,354	6,394	2,579
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	4,970	-542	0	18,729	0	1,534	6,944	2,579
Acre Road/Bennet Road	0	0	0	0	0	0	0	1,509
Manor Farm/Gillette Way	65	0	0	0	8,243	409	9,076	-2,859
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	150	1,100	279
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	3,015	0	0
Green Park	380	0	0	0	1,858	-1	0	0
Caversham	0	0	0	0	294	884	260	0
Tilehurst	30	0	30	0	0	493	215	-2,176
Rest of Reading Borough	120	-955	0	12,503	22,732	12,339	25,782	105
Total for Rest of Reading Borough	595	-955	30	12,503	33,127	17,289	36,433	-3,142
Reading Borough	5,565	-1,497	30	31,232	33,127	18,823	43,377	-563

*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 FLOORSACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	0	0	0	0	0	0	207	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	0	0	0	0	0	0	207	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	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	0	0	0	0	0
Total for Rest of Reading Borough	0	0	0	0	0	0	0	0
Reading Borough	0	0	0	0	0	0	207	0

*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 2009-2010 - Net*

NET CHANGE IN FLOORSACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	83	44	0	0	0	1,432	-385	149
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	83	44	0	0	0	1,432	-385	149
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	93	172	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	1,953
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	803
Green Park	0	0	0	0	0	0	0	0
Caversham	-140	0	0	0	0	876	0	0
Tilehurst	0	0	300	0	0	6,379	0	0
Rest of Reading Borough	0	0	0	-250	388	4,251	0	26
Total for Rest of Reading Borough	-140	0	300	-250	388	11,599	172	2,782
Reading Borough	-57	44	300	-250	388	13,031	-213	2,931

*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 2009-2010 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	3,738	-56	0	0	0	1,836	-385	3,579
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	3,738	-56	0	0	0	1,836	-385	3,579
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0	172	-2,859
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	2,473	0	803
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	1,530	130	0
Tilehurst	0	0	150	0	0	0	0	0
Rest of Reading Borough	0	-755	0	-250	6,610	2,458	3,375	-299
Total for Rest of Reading Borough	0	-755	150	-250	6,610	6,461	3,677	-2,355
Reading Borough	3,738	-811	150	-250	6,610	8,297	3,292	1,224

*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 2009-2010 - Net*

NET CHANGE IN FLOORSPACE (SQ.M.)	A3	A4	A5	C1	C2	D1	D2	SUI GENERIS
Central Reading	0	0	0	0	0	0	0	-828
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	0	0	0	0	0	0	-828
Acre Road/Bennet Road	0	0	0	0	0	0	0	0
Manor Farm/Gillette Way	0	0	0	0	0	0	0	0
Rose Kiln Lane S/Boulton Rd	0	0	0	0	0	0	0	0
Rose Kiln Lane N/Elgar Rd	0	0	0	0	0	0	0	0
Worton Grange	0	0	0	0	0	0	0	0
Portman Road/Deacon Way	0	0	0	0	0	0	0	0
Green Park	0	0	0	0	0	0	0	0
Caversham	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0
Rest of Reading Borough	0	0	0	2,172	0	1,066	0	343
Total for Rest of Reading Borough	0	0	0	2,172	0	1,066	0	343
Reading Borough	0	0	0	2,172	0	1,066	0	-485

*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 Floor Space	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
(Central Reading Central Reading EA990/2	The Midmay Partnership St Lawrence Hall/Abbey Mill House ABBEY SQUARE	App no 204/00282 Pmtid Nov 2004 Full	A3 B1	0 13122	0 13122	0	Complete Complete	Redevelopment of offices (3,100 sq.m.) & public house (1,375 sq.m.) to provide offices, thirty two flats, & restaurant with access and parking. Demolition complete at 3/04. See 09/01960 for alternative development. District Ref: 04/00282/F	Offices Offices Public House	Offices Residential Restaurants
(+ * EA990/3	Kaplan Financial Ltd The Blade ABBEY SQUARE	App no 209/01960 Pmtid Feb 2010 Full	B1 D1	0 1136	-1136 1136		N/S N/S	COU of ground & first floors from offices to non residential training college use with ancillary offices. See 04/00282 for additional development. District Ref: 09/01960/F	Offices	Education
EA995/1	Canmoor Asset Management R+ Former Aldwych House 2 BLAGRAVE STREET	App no 208/01093 Pmtid Dec 2008 Full	B1	5424	5424		N/S	Refurbishment of existing office building including new external cladding. Erection of two additional floors. District Ref: 08/01093/F	Offices	Offices
+ * EA997/1	Jon Hallett Letting Agent Blagrove House 17 BLAGRAVE STREET	App no 209/01689 Pmtid Dec 2009 Full	A2 B1	106 0	106 -106		Complete Complete	COU of ground floor premises from commercial use to financial & professional services. District Ref: 09/01689/F	B1	Financial/Profes
+ * EA1002/1	Chiltern Medical Clinic 60 BROAD STREET	App no 209/01111 Pmtid Sep 2009 Full	A2 D1	0 218	-218 218		N/S N/S	COU of first & second floors from financial & professional services to medical use. Internal partitions to be inserted on both floors. District Ref: 09/01111/F	Financial/Profe	Dr/Dentist
EA1005/2	Barclays Bank Plc 90-93 BROAD STREET	App no 208/01167 Pmtid Oct 2008 Full	A1 A2	0 1109	-1109 1109		Complete Complete	COU from retail to financial & professional services plus alteration to shop front. District Ref: 08/01167/F	Retail - Shops	Financial/Profes
+ * EA1030/1	Mr N Joyner 8 CASTLE STREET	App no 208/01127 Pmtid Jun 2009 Full	B8	0	-116		N/S	COU & conversion of storage space on first, second & third floors into 2 residential flats. District Ref: 08/01127/F	Storage	Residential
EA1047/1	Sports World International Unit 5 Vastern Court CAVERSHAM ROAD	App no 207/01638 Pmtid Apr 2008 Full	A1 A1 D2	0 0 2322	-2322 0 2322		N/S N/S N/S	COU from retail to leisure and/or retail at ground floor level. District Ref: 07/01638/F	Retail - Shops	Leisure

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
EA1052/1	Mr Sharp 21 CAVERSHAM ROAD	App no Pmtid Full Site Area 207/01442 Mar 2009 0.02	A1 B1	90 0	-53 -187		N/S N/S	Redevelopment of retail premises & offices to provide a smaller retail unit (37/sqm), at ground floor level with nine flats above. District Ref: 07/01442/F	Offices Retail - Shops	Residential Retail - Shops
EA1054/1	Mr D Aldridge Land & buildings r/o 107 CAVERSHAM ROAD	App no Pmtid Full Site Area 209/00252 Apr 2009 0.02	B8 SG	0 149	-149 149		Complete Complete	COU of existing storage building to MOT workshop. District Ref: 09/00252/F	Storage	Motoring
EA1062/1	Cafe Rouge St Marys Church House CHAIN STREET	App no Pmtid Full Site Area 208/00657 Oct 2008 0.05	A3 B1	580 0	580 -534		N/S N/S	COU from office to restaurant plus erection of single storey rear extension (46sqm), internal alterations, external decoration & outdoor seating area. District Ref: 08/00657/F	Offices	Restaurants
EA1063/3	Amec Developments Ltd Chatham Street Car Park Complex CHATHAM STREET	App no Pmtid Outline Site Area 205/00850 Nov 2005 3.26	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 dev of 52,305 sqm inc residential, offices, 100-200 bed hotel, flexible ground floor uses of retail/financial/food & drink, public swimming pool & parking (8313 sqm). Part sup's 03/00825, Phase 1 complete. District Ref: 05/00850/O	Vehicle Vehicle Vehicle Vehicle Vehicle	Financial/Profes Food & Drink Hotels Offices Retail - Shops Swimming
EA1069/1	Mr A Clark 7-11 CROSS STREET	App no Pmtid Full Site Area 208/01773 Apr 2009 0.02	A1 A2 B1 D1	280 0 0 0	280 0 -280 0		N/S N/S N/S N/S	COU from office to retail / financial & professional / community use within basement & at ground floor level. District Ref: 08/01773/F	Offices	Retail - Shops
EA1144/1	The Reading Central Trust NCP Car Park FORBURY ROAD	App no Pmtid Full Site Area 207/00859 Dec 2007 0.66	B1	25461	25461		Complete	Erection of an 11 storey office building with associated access, car parking, servicing & landscaping. See 01/00643 for adjacent development. District Ref: 07/00859/F	Vehicle	Offices
EA1145/1	JLPBS (FORBURY) Ltd Energis House FORBURY ROAD	App no Pmtid Full Site Area 201/00643 Oct 2004 1.80	B1	34270	12270	2	N/S	Redevelopment of offices (22,000sqm) to provide three office buildings (Part superseded by 07/00859). Balance shown here for the remaining two buildings (19,410sq.m & 14,860sq.m) District Ref: 01/00643/F	Offices	Offices
EA1146/1	Argent Estates Ltd 1 Forbury Square THE FORBURY	App no Pmtid Full Site Area 203/01134 Dec 2003 0.08	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 3/07) or office uses within the ground floor of unit 4 & creation of store ancill to restaurant at basement of unit 2. See 07/01456 & 07/01655 for add dev. District Ref: 03/01134/F	Offices Offices Offices	Financial/Profes Food & Drink 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
(	Morley Fund Management Ltd Davidson House Forbury Square THE FORBURY	App no Pntd Full	207/01496 Mar 2008	A1 A2 A3 A4	578 0 0 0	578 0 -578 0	N/S N/S N/S N/S	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	Food & Drink Food & Drink Food & Drink Food & Drink	Financial/Profes Offices Public House Restaurants Retail - Shops
(	Morley Fund Management Ltd Davidson House Forbury Square THE FORBURY	Site Area	0.03 B1	0	0	0	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	Restaurants Restaurants Retail - Shops Retail - Shops	Offices Restaurants Financial/Profes Retail - Shops
(	35 (Friar Street) Ltd 35-38 FRIAR STREET	App no Pntd Full	207/01686 Feb 2009	A1 A2 A3 B1	567 0 0 0	-459 0 0 -1578	N/S N/S N/S N/S	Redev of 4 storey bldg with retail at grnd floor & offices above to form 7 storey building with retail, financial & professional & restaurant uses at ground floor, leisure use in basement & 83-bed hotel use serviced apartments above. Also see District Ref: 07/01686/F	Offices Retail - Shops Retail - Shops Retail - Shops Retail - Shops	Hotels Financial/Profes Leisure Restaurants Retail - Shops
(	Cosmo Service Ltd 35-38 FRIAR STREET	App no Pntd Full	209/00851 Jul 2009	A1 A3	0 645	-645 645	N/S N/S	COU of ground floor & basement from retail to restaurant. See 07/01686 for additional development.	Retail - Shops	Restaurants
(	Ealing Family Housing Association Friars Walk 47 FRIAR STREET	App no Pntd Full	205/00441 Aug 2005	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. District Ref: 09/00851/F	Offices Retail - Shops	Residential Residential
(	Mr S Bhamal 106 FRIAR STREET	App no Pntd Full	207/01239 Apr 2008	A1 A3	0 212	-212 212	Superseded Superseded	COU from shop to restaurant. Superseded by 09/00602 District Ref: 05/00441/F	Retail - Shops	Restaurants
(	Advance Gym Ltd 107 FRIAR STREET	App no Pntd Full	209/00602 Jun 2009	A1 D2	0 169	-39 169	Complete Complete	COU of rear part of ground floor unit from retail to gym as an extension to existing gym on first floor. The front of the ground floor unit to remain in retail use (know as 106). Supersedes 07/01239 District Ref: 09/00602/F	Retail - Shops	Leisure
(Barclays Bank Plc 130-131 FRIAR STREET	App no Pntd Full	209/00780 Jul 2009	A2 A3	0 453	-453 453	N/S N/S	COU from financial & professional services to restaurant including insertion of new shop front. District Ref: 09/00780/F	Financial/Profe	Restaurants
(Site Area	0.03							

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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
(+ *	Pinemace Ltd 132-133 FRIAR STREET EA1229/1	App no 209/01825 Pmtid Feb 2010 Full Site Area 0.00	A1 A2 B1	0 0 0	0 0 0	0 0 0	N/S N/S N/S	COU of retail (125sqm) & offices (300sqm) to financial & professional to form two separate units. Installation of plant equipment at roof level. See 09/01826 for alternative development. District Ref: 09/01825/F	Offices Retail - Shops	Financial/Profes Financial/Profes
(+ *	Pinemace Ltd 132-133 FRIAR STREET EA1229/2	App no 209/01826 Pmtid Feb 2010 Full Site Area 0.01	A1 A3 B1	0 425 0	-125 425 -300	0 425 -300	N/S N/S N/S	COU from retail & offices to cafe/restaurant to form two separate units. Installation of plant equipment at roof level. See 09/01825 for alternative development. District Ref: 09/01826/F	Offices Retail - Shops	Restaurants Restaurants
+ *	Northwest College (Reading) Ltd 145 FRIAR STREET EA1234/1	App no 209/01230 Pmtid Sep 2009 Full Site Area 0.06	B1 D1	0 482	-482 482	0 482	Complete Complete	COU of 1st, 2nd & 3rd floors from office to educational training institute. District Ref: 09/01230/F	Offices	Community
	Cityscene Properties Ltd 173-175 FRIAR STREET EA1237/1	App no 206/01560 Pmtid Mar 2007 Full Site Area 1.32	A1 A3 B1 D2	22 0 0 2135	22 -113 -729 2135	22 -113 -729 2135	U/C U/C U/C U/C	Refurbishment of shopping arcade, food & drink uses & offices including partial demolition. Erection of health club & fourteen dwellings plus additional arcade & shared ancillary spaces (793 sqm) District Ref: 06/01560/F	Food & Drink Offices Retail - Shops	Leisure Residential Retail - Shops
	JLPBS Garrard Ltd Garrard House 30 GARRARD STREET EA1239/2	App no 207/01393 Pmtid Apr 2008 Full Site Area 0.15	A1 B1 C1 D2	100 0 5777 221	100 -4378 5777 221	100 -4378 5777 221	N/S N/S N/S N/S	COU from offices to 94-bedroom apart hotel with spa at basement & cafe at ground floor level, involving formation of 2-storey roof extension (1720 sq.m) to add accommodation, & associated alterations. District Ref: 07/01393/F	Offices Offices Offices	Hotels Leisure Retail - Shops
(+ *	PDR Ltd 10 GUN STREET EA1241/1	App no 209/00928 Pmtid Aug 2009 Full Site Area 0.00	A1 B1	0 0	0 0	0 0	N/S N/S	COU from offices (324sqm) to retail at ground floor with offices on floors above. Demo of existing extensions & stairs. Erection of replacement extensions (50sqm), stairs, and internal alterations (resub of 08/01676). See 09/02111. District Ref: 09/00928/F	Offices	Retail - Shops
(+ *	PDR Ltd 10 GUN STREET EA1241/2	App no 209/02111 Pmtid Jan 2010 Full Site Area 0.04	A3 B1	439 0	439 -360	439 -360	N/S N/S	COU from offices to restaurant use. Demolition of extensions & stair enclosure (stairs retained). Erection of replacement extensions & stair enclosure. See 09/00928 for alternative development. District Ref: 09/02111/F	Offices	Restaurants
+ *	Reading Borough Council Land at corner of St Marys Butts & HOSIER STREET EA1244/1	App no 208/00378 Pmtid Jun 2009 REG3 Site Area 1.74	A1 B1 SG	932 12251 0	932 12251 0	932 12251 0	N/S N/S N/S	Erection of part 4/part 5 storey building to provide office & ancillary floor space to accommodate new Civic Headquarters for Reading BC, post office & retail units, lifts to car park, new public square & relocation of market. (Soft Commit at 3/09) District Ref: 08/00378/R3	Community Community Community	Offices Postal Retail - Shops Vehicle parking

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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
EA1272/1	Pinemace Ltd 2 KINGS ROAD	App no Pmt'd Full	A1 A3	0 162	-162 162		N/S N/S	COU from retail to restaurant / cafe at ground floor.	Retail - Shops	Restaurants
		Site Area	0.02					District Ref: 08/01726/F	U B U	
		App no Pmt'd Full	A1 B1 SG	761 0 0	761 -2231 -828		Lapsed Lapsed Lapsed	Redevelopment of offices & car repair garage to provide one hundred & eight residential apartments plus ground & first floor retail units.	Motoring Offices	Retail - Shops Residential
EA1279/1	Kenavca Kings Point 120 KINGS ROAD	Site Area	0.17					District Ref: 06/00274/F	U B U	
		App no Pmt'd Full	B1 D2	554 0	554 -554		Complete Complete	COU from RAOB leisure club to offices at ground floor.	Leisure	Offices
		Site Area	0.03					District Ref: 09/00792/F	U B U	
EA1289/1	Redstor Ltd 101-105 KINGS ROAD	App no Pmt'd Full	A2 A3 A4 B1	0 1576 0 994	-2370 1576 0 994		N/S N/S N/S N/S	COU from financial & professional to restaurant/drinking establishment on ground floor with ancillary storage in basement. Use of three upper floors for business uses.	Financial/Profe	Restaurants
		Site Area	0.08					District Ref: 09/01931/F	U B U	
		App no Pmt'd Full	A2 B1	0 972	-972 972		Lapsed Lapsed	COU from financial & professional services ancillary to bank at ground floor to separate offices at 1st, 2nd & 3rd floor levels.	Financial/Profe	Offices
EA1381/1	The Foyle Foundation 1-2 MARKET PLACE	Site Area	0.05					District Ref: 05/01399/F	U B U	
		App no Pmt'd Full	A2 A3	0 436	-436 436		N/S N/S	COU from financial & professional services to a restaurant. See 09/01910 for adjacent development.	Financial/Profe	Restaurants
		Site Area	0.04					District Ref: 08/00120/F	U B U	
EA1385/1	Business Environment Soane Point 6-8 MARKET PLACE	App no Pmt'd Full	A1 A2 B1	0 140 640	-536 140 396		U/C U/C U/C	COU of existing retail use to part financial & professional services / part offices with associated changes to external fenestration. See 08/00120 for adjacent development.	Retail - Shops Retail - Shops	Financial/Profe Offices
		Site Area	0.04					District Ref: 09/01910/F	U B U	
		App no Pmt'd Full	A1 A2 A3 A4 SG	125 4 407 198 451 0	102 4 407 -452 451 -501		N/S N/S N/S N/S N/S N/S	COU from bar & retail to basement bar, ground floor retail units, & mixed use 9-bed hotel/restaurant/bar on 1st, 2nd & 3rd floors. Part demolition at rear, & erection of a 3-storey rear extension. Refurbishment & new Market Place facade. District Ref: 08/00969/F	Public House Public House Retail - Shops Retail - Shops Retail - Shops	Public House Restaurants Financial/Profe Hotels Retail - Shops
EA1385/2	Wolffe Architects Soane Point 9-10 MARKET PLACE	Site Area	0.05					District Ref: 08/00969/F	U B U	
		App no Pmt'd Full	A1 A2 A3 A4 SG	125 4 407 198 451 0	102 4 407 -452 451 -501		N/S N/S N/S N/S N/S N/S	COU from bar & retail to basement bar, ground floor retail units, & mixed use 9-bed hotel/restaurant/bar on 1st, 2nd & 3rd floors. Part demolition at rear, & erection of a 3-storey rear extension. Refurbishment & new Market Place facade. District Ref: 08/00969/F	Public House Public House Retail - Shops Retail - Shops Retail - Shops	Public House Restaurants Financial/Profe Hotels Retail - Shops
		Site Area	0.05					District Ref: 08/00969/F	U B U	
EA1388/1	Mr R Whiting 27-32 MARKET PLACE	App no Pmt'd Full	A1 A2 A3 A4 SG	125 4 407 198 451 0	102 4 407 -452 451 -501		N/S N/S N/S N/S N/S N/S	COU from bar & retail to basement bar, ground floor retail units, & mixed use 9-bed hotel/restaurant/bar on 1st, 2nd & 3rd floors. Part demolition at rear, & erection of a 3-storey rear extension. Refurbishment & new Market Place facade. District Ref: 08/00969/F	Public House Public House Retail - Shops Retail - Shops Retail - Shops	Public House Restaurants Financial/Profe Hotels Retail - Shops
		Site Area	0.05					District Ref: 08/00969/F	U B U	
		App no Pmt'd Full	A1 A2 A3 A4 SG	125 4 407 198 451 0	102 4 407 -452 451 -501		N/S N/S N/S N/S N/S N/S	COU from bar & retail to basement bar, ground floor retail units, & mixed use 9-bed hotel/restaurant/bar on 1st, 2nd & 3rd floors. Part demolition at rear, & erection of a 3-storey rear extension. Refurbishment & new Market Place facade. District Ref: 08/00969/F	Public House Public House Retail - Shops Retail - Shops Retail - Shops	Public House Restaurants Financial/Profe Hotels Retail - Shops

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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
EA1412/1	Hammerston Plc Riverside level THE ORACLE	App no Pmtid Full Site Area	A3 B8 0.03	330 0	330 -240		N/S N/S	COU & extension (90sqm) of bicycle storage area to provide a cafe/restaurant. District Ref: 08/01544/F	Storage	Restaurants
EA1441/1	Travelodge Hotels Ltd Travelodge (Reading Central) Hotel 60 OXFORD ROAD	App no Pmtid Full Site Area	A3 C1 0.01	0 139	-139 139		N/S N/S	COU of part of ground floor from restaurant to hotel (provision of 5 additional bedrooms). District Ref: 07/01003/F	Restaurants	Hotels
EA1521/1	Mr C Gill 8 QUEEN VICTORIA STREET	App no Pmtid Full Site Area	A1 A3 0.00	0 0	0 0		N/S N/S	COU from retail (59sqm) to restaurant (117sqm) with internal alterations & use of outside pavement for tables & seating. See 09/00279 for alternative development. District Ref: 09/01036/F	Retail - Shops	Restaurants
EA1521/2	Mr C Gill 8 QUEEN VICTORIA STREET	App no Pmtid Full Site Area	A1 A3 0.04	0 117	-59 117		N/S N/S	COU from retail to restaurant. Alterations to rear elevations involving relocation of doorway & installation of extraction ducting (resubmission of 08/01625). See 09/01036 for alternative development. District Ref: 09/00279/F	Retail - Shops	Restaurants
EA1522/1	Metropolitan City Properties (RDG) 17-23 QUEEN VICTORIA STREET	App no Pmtid Full Site Area	B1 0.05	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	Offices	Residential
EA1524/1	Mr C Allen 19 QUEEN VICTORIA STREET	App no Pmtid Full Site Area	A1 A3 A4 0.01	0 83 44	-127 83 44		Complete Complete Complete	COU from ground floor retail to ground floor restaurant with ancillary basement bar. District Ref: 08/01272/F	Retail - Shops Retail - Shops	Public House Restaurants
EA1525/1	Mr Ashan Ulhaq 8 QUEENS WALK	App no Pmtid Full Site Area	A2 A3 0.02	0 210	-210 210		Lapsed Lapsed	COU from financial & professional services to food and drink use. Incorrectly recorded as under construction at March 2008. District Ref: 03/01013/F	Financial/Profe	Restaurants
EA1541/1	Daws Investments 1st Floor Offices 60 ST MARYS BUTTS	App no Pmtid Full Site Area	A2 B1 0.03	249 0	249 -249		N/S N/S	COU from offices to financial & professional use. District Ref: 07/01125/F	Offices	Financial/Profe

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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
EA1545/1	Mrs A. Johnson Units 103-105 Broad St Mall ST MARYS BUTTS	App no 208/01481 Pmtid Jan 2009 Full Site Area 0.10	A1 D1	0 950	-950 950		Complete Complete	COU from retail to medical services. District Ref: 08/01481/F U B U	Retail - Shops	Dr/Dentist
EA1572/1	Reading Borough Council Reading Station & Forecourt STATION APPROACH	App no 209/01003 Pmtid Feb 2010 REG3 Site Area 0.24	A1 A4 SG	757 0 3755	657 -100 3430		N/S N/S N/S	Erection of new railway station entrance building. Demolition of part of existing single storey retail & The Three Guineas public house to west of former station entrance. District Ref: 09/01003/R3 U B U	Public House Retail - Shops Transportation	Transportation Retail - Shops Transportation
EA1578/1	Laughton Bailey & Wright 7-11 STATION ROAD	App no 209/00073 Pmtid Apr 2009 Full Site Area 0.04	A1 B1	70 0	70 -874		N/S N/S	Erect 2 extra floors with an apartment on each. Conversion of 4 upper floors from commercial to 12no 1-bed flats. Conversion of ground level commercial to residential. Extension of retained retail unit at ground floor. District Ref: 09/00073/F U B U	Business Use Business Use	Residential Retail - Shops
EA1580/2	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	0	Lapsed Lapsed Lapsed	Redevelopment of offices (1,565 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 U B U	Offices Retail - Shops Retail - Shops	Offices Food & Drink Retail - Shops
EA1580/3	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 U B U	Food & Drink Offices Retail - Shops	Food & Drink Residential Retail - Shops
EA1580/4	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	0	Lapsed Lapsed Lapsed	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. District Ref: 06/00366/F U B U	Offices Retail - Shops Retail - Shops	Offices Food & Drink Retail - Shops
EA1582/1	Portfolio Ventures Thames Tower 37-41 STATION ROAD	App no 200/00330 Pmtid Jan 2001 Full Site Area 0.20	A3 B1	411 4000	411 3231		Lapsed Lapsed	Erect 3 extra storeys of offices & extn (4,000 sqm). Dem of plant area & COU of grnd floor offices (1,562 sqm) to A3 (1,151 sqm). Part sup'd by 01/01325 (COU 449 sqm to D1-TEA) & 05/00416 (COU 344sqm to A1) - balance given here District Ref: 00/00330/F U B U	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	0	Lapsed Lapsed	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 U B U	Offices Offices	Food & Drink 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
EA1649/1	Mr Lee Barnes 6-14 WELDALE STREET	App no Pmtid Full	SG	0	-350		N/S	Redevelopment of car showroom & yard to provide fourteen apartments comprising of four 1-bed & ten 2-bed.	Car/Bike	Residential
		Site Area	0.17					District Ref: 08/01159/F		
		App no Pmtid Full	A1	1223	1223		N/S	Erection of extension to provide additional retail floorspace linked to The Oracle shopping centre at lower & upper mall levels with storage at roof level over the existing area at Yield Hall Place. (Net tradable area of 918sqm)	Retail - Shops	Retail - Shops
EA1700/1	Hammerson Plc The Oracle Shopping Centre YIELD HALL PLACE	App no Pmtid Full	A1	1223	1223		N/S	Erection of extension to provide additional retail floorspace linked to The Oracle shopping centre at lower & upper mall levels with storage at roof level over the existing area at Yield Hall Place. (Net tradable area of 918sqm)	Retail - Shops	Retail - Shops
EF92/1	Norwich Union Life & Pensions Ltd Unit 4 Forbury Retail Park KENAVON DRIVE	App no Pmtid Full	A1	871	871		N/S	Installation of full cover mezzanine floor plus insertion of rear fire escape door.	Retail - Shops	Retail - Shops
		Site Area	0.09					District Ref: 08/01545/F		
		App no Pmtid Full	A1	871	871		N/S	Installation of full cover mezzanine floor plus insertion of rear fire escape door.	Retail - Shops	Retail - Shops
EF109/2	Assetco Group Ltd 42 KENAVON DRIVE	App no Pmtid Outline	A1	110	110		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 (o/l). Demolition complete & counted at 04/00635 (o/l).	Light industry	Community Food & Drink Leisure
		Site Area	0.00	550	550		N/S	District Ref: 05/00305/O	Light industry	Community Food & Drink Leisure
		App no Pmtid Full	B1	0	-249		Complete	COU from light industrial to Islamic Community Centre.	Light industry	Community
FA893/1	Mr Abdul Razaq 1-3 AMITY ROAD	App no Pmtid Full	D1	249	249		Complete	COU from light industrial to Islamic Community Centre.	Light industry	Community
		Site Area	0.03					District Ref: 07/01029/F		
		App no Pmtid Full	B1	0	-214		N/S	COU from offices to day-care for adults with learning difficulties & autism.	Offices	Community
FA895/1	Quality Care Providers 2 ALEXANDRA ROAD	App no Pmtid Full	D1	214	214		N/S	COU from offices to day-care for adults with learning difficulties & autism.	Offices	Community
		Site Area	0.03					District Ref: 09/01615/F		
		App no Pmtid Full	D1	175	175		U/C	Erection of single storey extension to provide new assembly/dining hall. (Regulation 3)	Education	Education
FA896/1	Reading Borough Council The Holybrook School 145 ASHAMPSTEAD ROAD	App no Pmtid REG3	D1	175	175		U/C	Erection of single storey extension to provide new assembly/dining hall. (Regulation 3)	Education	Education
FA899/1	Reading Borough Council The Avenue School BASINGSTOKE ROAD	App no Pmtid REG3	D1	0	-4646		U/C	Redevelopment of Avenue School site to provide up to 109 residential units including 40 extra care housing with associated landscaping & car parking (access & layout for Extra Care home only). (Regulation 3)	Education	Residential
		Site Area	2.29					District Ref: 09/01800/R3		
		App no Pmtid REG3	D1	0	-4646		U/C	Redevelopment of Avenue School site to provide up to 109 residential units including 40 extra care housing with associated landscaping & car parking (access & layout for Extra Care home only). (Regulation 3)	Education	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
+ *	Lauralex Investments 77-81 BASINGSTOKE ROAD	App no 209/00233 Pmtid Apr 2009 Full	A1 A2 B1	112 0 0	112 0 -112		N/S N/S N/S	COU of ground floor from offices to retail or financial & professional services. Alterations to external appearance of the building including new canopy & forecourt.	Offices	Retail - Shops
+ *	Mr M Bashier 207/209 BASINGSTOKE ROAD	Site Area 0.04 App no 209/00412 Pmtid Jun 2009 Full	B1	0	-100		Complete	Retention & COU of rear outbuildings from office, workshop, ancillary parking & storage to garaging & storage use associated with adjacent residential properties. Reinstatement of garden & boundary walls.	B1	Residential
(	Reading Borough Council Whitley Park School BASINGSTOKE ROAD	Site Area 0.02 App no 204/00609 Pmtid Jul 2004 Full	D1	0	0		Lapsed	Erection of single storey detached sports changing rooms (136 sq.m.). See 04/01527 (full) for alternative development.	Primary Ed	Primary Ed
(	Reading Borough Council Whitley Park School BASINGSTOKE ROAD	Site Area 0.00 App no 204/01527 Pmtid Feb 2005 Full	D1	136	136		Lapsed	Erection of single storey detached sports changing rooms. See 04/00609 (full) for alternative development.	Primary Ed	Primary Ed
+ *	The Redeemed Christian Church of God Alison House 350 BASINGSTOKE ROAD	Site Area 3.00 App no 209/00516 Pmtid Jul 2009 Full	B1 D1 D2	0 2085 3375	-5460 2085 3375		U/C U/C U/C	COU from offices / light industrial use to a church, school, children's day nursery & associated uses, together with the provision of car & cycle parking.	Business Use Business Use	Leisure Religious use
	Mr M Thackeray 48 BATH ROAD	Site Area 1.14 App no 208/01503 Pmtid Dec 2008 Full	C1 D1	312 0	312 -312		N/S N/S	COU from educational use to an 8-bed guest house with parking & access.	Education	Hotels
	The Presentation College Trust Presentation College BATH ROAD	Site Area 0.10 App no 204/00621 Pmtid Jul 2004 Full	D1	410	410		Lapsed	Erection of temporary modular buildings to provide sixth form teaching and study areas for ten years.	Secondary Ed	Secondary Ed
	AMEC Developments Ltd Central Swimming Pool BATTLE STREET	Site Area 0.04 App no 203/00826 Pmtid Oct 2004 Outline	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.	Swimming	Residential
		Site Area 0.06	0.06					District Ref: 03/00826/O	U B U	U B U

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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	
+ * FA963/1	Mr J Cowen 65b BRUNSWICK STREET	App no Pmtid Full	B1	0	-220		N/S	Conversion of existing office to residential 2-bed flat to incorporate entire ground floor. (Resubmission of 09/01711).	Offices	Residential	
		Site Area	0.04					District Ref: 10/00072/F	U B U		
		App no Pmtid Full	D1	282	282		N/S	Erection of 2-storey community centre for Reading Community Welfare Rights Unit.	Community	Community	
FA965/1	Reading Community Welfare Rights Unit 2 CAMELFORD CLOSE	Site Area	0.05					District Ref: 06/01561/F	U B U		
		App no Pmtid Full	B1 B2	0 1300	-1300 1300		Complete Complete	COU from light industrial to general industrial (site for construction & commercial waste / recycling).	Recycling	Gen.Industry	
		Site Area	0.30					District Ref: 09/01818/F	U B U		
+ * FA980/2	M Collard Waste Management Services 128 CARDIFF ROAD	App no Pmtid Full	B1 B1	250 0	250 -579		N/S Complete	Erection of replacement light industrial unit following demolition of existing building (579sqm). Demolition complete at 3/10.	Light industry	Light industry	
		Site Area	0.05					District Ref: 07/01481/F	U B U		
		App no Pmtid Full	A1	0	-159		Complete	COU from retail premises to a single residential dwelling.	Retail - Shops	Residential	
FA992/1	Mr Gurdev Singh Sandhu 130 CAVERSHAM ROAD	Site Area	0.02					District Ref: 08/00709/F	U B U		
		App no Pmtid Full	C1	177	177		Lapsed	Alterations and extensions to existing 25-bed hotel to modernise & improve accommodation to provide a 19-bed hotel. (Loss of 6 bedrooms).	Hotels	Hotels	
		Site Area	0.70					District Ref: 04/01124/F	U B U		
FA993/1	Silver Crescent Estate Ltd 154 CASTLE HILL	App no Pmtid Full	B1	0	-470		U/C	COU from offices to residential comprising three 1-bed & three 2-bed flats with associated alterations & erection of ancillary refuse store.	Offices	Residential	
		Site Area	0.07					District Ref: 07/01204/F	U B U		
		App no Pmtid Full	A4 SG	0 150	-200 150		N/S N/S	COU 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.	Public House	Hostels	
FA1001/1	Mr Razia Ahmed Alfreds Head Public House 146-148 CHATHAM STREET	Site Area	0.04					District Ref: 07/01616/F	U B U		
		App no Pmtid Full									
		Site Area									
FA1019/1		Site Area									
		App no Pmtid Full									
		Site Area									

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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
FA1033/1	Mr V Juggernaut 2-4 COLLEGE ROAD	App no 208/00466 Pmtid Oct 2008 Full Site Area 0.15	C2	661	661		U/C	COU from residential house in multiple occupation (501sqm) to care home. Erection of rear extension to care home (160sqm).	OAP Homes Residential	OAP Homes OAP Homes
FA1036/1	Network Rail Holy Brook Court Lower Triangle Depot COW LANE	App no 209/00774 Pmtid Jun 2009 Full Site Area 0.00	D1	0	0		N/S	COU & extension of existing building (140sqm) to use as train driver training centre. See 09/01696 for alternative development.	Training	Training Centre
FA1036/2	Network Rail Holy Brook Court Lower Triangle Depot COW LANE	App no 209/01696 Pmtid Dec 2009 Full Site Area 0.02	D1	125	125		N/S	COU & extension of existing building to use as a train driver training centre. See 09/00774 for alternative development.	Training	Training Centre
FA1043/1	Royal Berkshire Hospital 13-15 CRAVEN ROAD	App no 209/01133 Pmtid Oct 2009 Full Site Area 0.11	B1	470	470		N/S	COU from residential bedsit apartments to offices including internal refurbishment & decoration. Replacement of external fire escape staircase at rear.	Residential	Offices
FA1048/1	Reading Bedding 10-14 CRESSINGHAM ROAD	App no 208/00084 Pmtid May 2008 Full Site Area 0.03	A1	163	163		N/S	Formation of first floor ancillary store room over retail unit.	Retail - Shops	Retail - Shops
FA1049/1	Mr S Athiwalla 29-31 CRESSINGHAM ROAD	App no 207/01661 Pmtid 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 existing nursing home.	OAP Homes Residential	OAP Homes OAP Homes
FA1071/1	Aston Care Ltd 9 DOWNSHIRE SQUARE	App no 208/00370 Pmtid Jul 2008 Full Site Area 0.06	C2 SG	285 0	285 -280		Complete Complete	COU from half way house to residential care home plus small extension (5 sqm)	Hostels	OAP Homes
FA1073/1	British Red Cross Society 90 EASTERN AVENUE	App no 206/01585 Pmtid May 2007 Full Site Area 0.15	SG SG	560 0	560 0		Complete Complete	Redevelopment of British Red Cross ambulance station (640sqm) to provide a 2-storey building for use by British Red Cross Society as emergency response centre. Demolition complete & counted at 3/09. District Ref: 06/01585/F	Police/Fire/Am	Police/Fire/Am

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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
FA1077/1	Dr Shahid Sharif 79 London Road & 34 ELDON TERRACE	App no 204/00344 Pmtid Nov 2004 Full Site Area 0.12	B1	0	-340		Complete	Revised scheme to 03/01290. COU from offices to flats involving demolition of hall, & erection of extension to provide 2 flats. Erection of 2 storey block of 4 flats following demolition of car wash. COU complete 3/10. Residential U/C. District Ref: 04/00344/F	Offices	Residential
FA1085/1	Chair of Governors Reading School ERLEIGH ROAD	App no 204/00958 Pmtid Sep 2004 Full Site Area 0.03	D1	299	149		Lapsed	Erection of new dining hall with two classrooms above following demolition of existing structure (150sqm). See 09/00835 for additional development. District Ref: 04/00958/F	Secondary Ed	Secondary Ed
FA1085/2	Chair of Governors Reading School ERLEIGH ROAD	App no 209/00835 Pmtid Jul 2009 Full Site Area 0.02	D1	195	195		Complete	Erection of one modular teaching building. See 04/00958 for additional development. District Ref: 09/00835/F	Education	Education
FA1087/1	Mr S Copeland 11 GLEBE ROAD	App no 208/01447 Pmtid Jan 2009 Full Site Area 0.19	D1	0	-204		N/S	COU of ground & first floor from medical consulting rooms to residential. District Ref: 08/01447/F	Dr/Dentist	Residential
FA1088/1	Manichem Ltd 37 HILCOT ROAD	App no 207/01526 Pmtid Jan 2009 Full Site Area 0.03	B1	0	-295		N/S	Redevelopment of light industrial workshop to provide three 1-bed dwellings. District Ref: 07/01526/F	Light industry	Residential
FA1089/1	Mr I Mushtaq 38 HAMILTON ROAD	App no 208/01517 Pmtid Jan 2009 Full Site Area 0.05	C2	0	-220		Complete	COU from a residential institutional to a single family dwelling, including alterations. District Ref: 08/01517/F	Res Institutions	Residential
FA1091/1	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 Kings Road. District Ref: 07/01354/F	Offices	Residential
FA1092/1	Thames Valley University Kings Road Campus KINGS ROAD	App no 207/01015 Pmtid Feb 2008 Full Site Area 3.80	D1	5971	5351		N/S	Demolition of two single storey academic buildings (620sqm). Erection of one 5 storey academic building. District Ref: 07/01015/F	Higher Ed/Uni	Higher Ed/Uni

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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
+ *	FA1095/2	Hugh Faringdon RC School Hugh Faringdon RC School FAWLEY ROAD App no 209/01774 Pmtid Dec 2009 REG3 Site Area 0.04	D1	134	134		N/S	Erection of a single storey side extension to sixth form centre. District Ref: 09/01774/R3 U B U	Secondary Ed	Secondary Ed
(	FA1103/5	Proteam 2 Royal Berkshire Hospital LONDON ROAD App no 295/00853 Pmtid Jun 1997 Full Site Area 0.00	C2	0	0		N/S	Redevelopment of part of hospital to provide ancillary commercial centre/private health facility/offices (15,181sqm gr/11,081sqm net) & 2 multi-storey car parks on 1.38ha. Part sup'd by 95/99975. See 95/00853 for balance of floorspace. District Ref: 95/00853/F U B U	Hospitals	Hospitals
(	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 is shown. Buildings L & K (rear of site fronting Addington Road) remain undeveloped. See 09/01793 for add dev. District Ref: 95/00853/F U B U	Hospitals	Hospitals
(+ *	FA1103/9	Royal Berks NHS Foundation Trust Royal Berkshire Hospital LONDON ROAD App no 209/01793 Pmtid Feb 2010 Full Site Area 0.17	C2	286	47		N/S	Demolition of ancillary storage building, lifts & repairs to former isolation ward. Erection of linear accelerator building plus new access from Redlands Road. See 95/99975 for additional related development. District Ref: 09/01793/F U B U	Hospitals	Hospitals
(+ *	FA1105/1	University of Reading University of Reading LONDON ROAD App no 209/01278 Pmtid Sep 2009 Full Site Area 0.04	D1	150	0		U/C	Demolition & replacement of single storey link (150sqm) to building L004.1 & minor external alterations to buildings L004 & L007. (No additional floorspace created). See 09/01681 for additional linked development. District Ref: 09/01278/F U B U	Education	Education
(+ *	FA1105/2	University of Reading University of Reading LONDON ROAD App no 209/01681 Pmtid Nov 2009 Full Site Area 0.14	D1	0	-369		U/C	External works following demolition of buildings L09 & L12 to enable vehicular access to the rear of existing buildings L004 - L011. See 09/01278 for additional linked development. District Ref: 09/01681/F U B U	Education	Education
	FA1122/1	Mr TB Snook 3 - 5 LONDON ROAD App no 206/00991 Pmtid Jan 2009 Full Site Area 0.01	B1	0	-184		N/S	COU from office to residential & adjustment to rear extensions. District Ref: 06/00991/F U B U	Offices	Residential
+ *	FA1124/1	AL Adan Company Ltd Wessex House 25-31 LONDON STREET App no 209/00184 Pmtid Apr 2009 Full Site Area 0.04	A2 B1	0 250	-250 250		N/S N/S	COU of ground floor from financial services to offices & retention of upper floors as offices. Refurbishment of existing building to include external alterations to landscaping & car park (resubmission of 08/00863). District Ref: 09/00184/F U B U	Financial/Profe Offices	Offices

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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
(FA1126/1	Reading Borough Council Kendrick School 41-43 LONDON ROAD	App no 208/00423 Pmtid Jun 2008 REG3 Site Area 0.15	D1	261	163		U/C	Erection of infill extension to provide new science labs & ancillary areas. See 08/00422 (Regulation 3) for additional development. District Ref: 08/00423/R3 U B U	Secondary Ed	Secondary Ed
(FA1126/2	Reading Borough Council Kendrick School 41-43 LONDON ROAD	App no 208/00422 Pmtid Oct 2008 REG3 Site Area 1.85	D1	794	584		Complete	Redevelopment of temporary classroom block (210sqm) to provide a new 3 storey sixth form centre. See 08/00423 (Regulation 3) for additional development. District Ref: 08/00422/R3 U B U	Secondary Ed	Secondary Ed
+ * FA1129/1	NHS Trust Princes House 73A LONDON ROAD	App no 208/01791 Pmtid Apr 2009 Full Site Area 0.60	B1 C2	0 2140	-2140 2140		N/S N/S	COU from offices to clinical facilities associated with the Royal Berkshire Hospital. District Ref: 08/01791/F U B U	Offices	Hospitals
FA1130/1	Donnington House Hotel 78-86 LONDON ROAD	App no 204/00520 Pmtid Dec 2004 Full Site Area 0.29	C1	2580	1580		Lapsed	Refurbishment and extension of 78-80 London Road (1000sqm) to provide ten flats. Redevelopment of 32-bed hotel at 82-86 London Road as a 70-bed hotel. District Ref: 04/00520/F U B U	Hotels Residential	Hotels Residential
(FA1132/1	Toneprime Ltd Alexandra House 103 LONDON ROAD	App no 205/00771 Pmtid Nov 2005 Full Site Area 0.00	B1	0	0		Superseded	Redevelopment of offices (836 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 U B U	Offices	Residential
(FA1132/2	Mr Jacob Grunhut Alexandra House 103 LONDON ROAD	App no 206/01423 Pmtid Feb 2007 Full Site Area 0.08	B1	0	-836		U/C	Redevelopment of offices to provide eight flats with 8 parking spaces. See 05/00771 (full) for alternative development. District Ref: 06/01423/F U B U	Offices	Residential
FA1134/1	Mr & Mrs Album 189A LONDON ROAD	App no 205/00836 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 U B U	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		Complete	COU of general industrial workshop to provide eight flats. Conversion of existing flats & house, (Re -submission of 05/00985). District Ref: 05/01203/F U B U	Gen Industry Residential	Residential Residential

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Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FA1160/1	Mr G Jones 13 MATLAND ROAD	App no 297/00529 Pmt'd Nov 1998 Full Site Area 0.05	C2	298	298		U/C	Alteration, extension and COU from residential dwelling in multiple occupation to a residential care unit. Partially implemented-rear extension commenced but not completed. District Ref: 97/00529/F	Residential	Res Institutions
FA1166/1	Manrose Manufacturing Manrose Manufacturing MEADOW ROAD	App no 205/00750 Pmt'd Sep 2005 Full Site Area 0.34	B1 B8	0 3410	-3391 3410		N/S N/S	Redevelopment of two light industrial buildings to provide buildings for storage & distribution use. District Ref: 05/00750/F	Light industry	Storage
FA1178/1	MCP (Poole) Ltd Former Whitley Tavern NORTHUMBERLAND AVENUE	App no 209/01937 Pmt'd Mar 2010 Full Site Area 0.19	A4	0	-305		N/S	Demolition of public house. Erection of two 3-bed houses & sixteen 1 & 2-bed flats with associated access, parking, & landscaping. District Ref: 09/01937/F	Public House	Residential
FA1183/1	Reading Borough Council Reading Girls School NORTHUMBERLAND AVENUE	App no 207/01567 Pmt'd Mar 2008 REG3 Site Area 0.25	D1	1320	1320		Complete	Erection of a 2 storey further education vocational centre for girls. (Regulation 3) District Ref: 07/01567/R3	Education	Education
FA1186/1	Mr Prajapati & Mr Bhardwaj 120 OXFORD ROAD	App no 207/00758 Pmt'd Sep 2008 Full Site Area 0.08	B1	0	-271		N/S	COU of listed building from offices to three residential units & erection of further residential block creating six units. Allowed on appeal. District Ref: 07/00758/F	Offices	Residential
FA1187/1	Mr M Malecki 181A OXFORD ROAD	App no 208/01518 Pmt'd Jan 2009 Full Site Area 0.01	A1 A2	0 111	-111 111		N/S N/S	COU from retail to accountancy business. District Ref: 08/01518/F	Retail - Shops	Financial/Profes
FA1192/1	Mr George Chivers 304 OXFORD ROAD	App no 207/01317 Pmt'd Nov 2007 Full Site Area 0.01	A1 D1	121 0	121 -121		Complete Complete	COU from community use to retail. District Ref: 07/01317/F	Community	Retail - Shops
FA1200/2	Mr Saood 330 OXFORD ROAD	App no 201/01243 Pmt'd Feb 2002 Full Site Area 0.11	D1	1994	1994		U/C	Erection of 3 storey mosque and Islamic centre with associated parking and access. District Ref: 01/01243/F	Hospitals	Religious use

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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
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 0.44	D1	442	371		Lapsed	Redevelopment of Police hut (71sqm) to provide a link building between Gate House & Board Room & erection of community hall at rear. See 06/00011 for related development. District Ref: 06/00233/F	Community	Community
FA1206/3	Kingsoak Thames Valley Land at former Battle Hospital 344 OXFORD ROAD	App no 206/00011 Pmtid Nov 2006 Full Site Area 0.78	C2 C2	2000 0	2000 0		U/C Complete	Redev of part of hospital (100,000sqm) to provide 435 dwellings & 4 storey primary healthcare unit (2000sqm) & parking & open space. See 06/00010 & 06/00011 for add dev. Supersedes 96/00020 Dem con & counted 3/07. District Ref: 06/00011/F	Hospitals Hospitals	Hospitals Residential
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 (81sqm) to retail/financial & professional/ restaurant/ hot food take away at ground floor & erection of ancillary storage building & 2 rear pitched dormers incorporating loft conversion. District Ref: 07/00037/F	Betting office Betting office Betting office Betting office	Financial/Profes Food Restaurants Retail - Shops
FA1238/1	Mr S Bashier 576 OXFORD ROAD	App no 209/01788 Pmtid Dec 2009 Full Site Area 0.01	A1 A2 B1 SG	0 59 0 69	-59 59 -69 59		Complete Complete Complete Complete	COU of ground floor retail unit to financial/car showroom at ground floor. In addition, yard & outbuilding at rear from light industrial to maintenance and repairs of fleet vehicles. District Ref: 09/01788/F	Light industry Retail - Shops	Car/Bike Financial/Profes
FA1253/1	Mr A Prajapati 623-625 OXFORD ROAD	App no 208/01630 Pmtid Mar 2009 Full Site Area 0.03	A1	0	-144		N/S	COU of shop premises & ancillary accommodation above to two 1-bed & two 2-bed flats incorporating demolition & re-build of single storey rear extensions. District Ref: 08/01630/F	Retail - Shops	Residential
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 residential providing five 1-bed & four 2-bed flats. District Ref: 06/01503/F	Light industry	Residential
FA1328/1	Mr Neil Godden 2A PROSPECT MEWS	App no 208/00729 Pmtid Nov 2008 Full Site Area 0.04	B1	0	-150		N/S	Redevelopment of light industrial building to provide four 2-bed flats & two 1-bed flats (resubmission of 08/00347). District Ref: 08/00729/F	Light industry	Residential
FA1337/2	Reading Borough Council Property Services 38 QUEENS ROAD	App no 209/00091 Pmtid Apr 2009 REG3 Site Area 0.03	B1 D1	0 295	-295 295		N/S N/S	COU of building from offices to drugs/addiction clinic. District Ref: 09/00091/R3	Offices	Clinics

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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
FA1342/1	Harrill Developments Ltd 24 - 26 QUEENS ROAD	App no 206/01173 Pmtid Apr 2008 Full Site Area 0.05	B1	0	-498		Complete	COU from offices to five flats with two flats in the current rear extension and one flat on each of the floors of the main building. District Ref: 06/01173/F	Offices	Residential
FA1343/1	Mr J Lynch 28 QUEENS ROAD	App no 207/01369 Pmtid Jan 2009 Full Site Area 0.02	B1	0	-247		N/S	COU from offices to four self-contained flats, involving part demolition of rear extension and associated alterations. District Ref: 07/01369/F	Offices	Residential
FA1346/1	Pedersen (UK) Ltd Holiday Inn RICHFIELD AVENUE	App no 205/01265 Pmtid Jan 2006 Full Site Area 0.75	C1	415	415		Lapsed	Alteration to existing roof space/plant rooms to form ten new guest bedrooms. District Ref: 05/01265/F	Hotels	Hotels
FA1348/1	Greendev (Harrow) Ltd Sun Life House 85 - 103 QUEENS ROAD	App no 207/00302 Pmtid Jun 2007 Full Site Area 0.00	A1 B1	121 0	121 0		Complete 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 at March 2008. District Ref: 07/00302/F	Offices Offices	Residential Retail - Shops
FA1350/6	Reading Football Club Madejski Stadium ROYAL WAY	App no 207/00095 Pmtid Jul 2007 Full Site Area 17.70	D2	24882	24882		N/S	Erection of extensions to stadium to provide additional 24,982 sqm floorspace & to stands to form additional 12,400 seats (6,467 sqm), re-alignment of Shooters Way, and alterations to layout of the parking areas. District Ref: 07/00095/F	Leisure	Leisure
FA1354/1	Mr Thompson 23 RUSSELL STREET	App no 207/00769 Pmtid Aug 2007 Full Site Area 0.06	B1	0	-396		N/S	COU from offices to seven residential flats (resubmission of 07/00353).	Offices	Residential
FA1356/1	University of Reading University of Reading Stenton Hall SHERFIELD DRIVE	App no 205/00707 Pmtid Aug 2005 Full Site Area 0.05	A3	120	120		N/S	Erection of new Student Union Junior common room (Stenton Hall site). District Ref: 07/00769/F	Food & Drink	Food & Drink
FA1356/3	University of Reading University of Reading Whiteknights Campus THE QUEENS DRIVE	App no 206/01072 Pmtid Nov 2006 Full Site Area 1.68	D1 D1	2024 0	2024 0		Complete Complete	Erection of extension to ICMA building (1395sqm com 3/09) & erection of business school (4,048 sqm) after dem of LRC bldg (971sqm dem comp) & relocation of car park. Half of business school & LRC bldg falls within Wokingham BC & is counted District Ref: 06/01072/F	Higher Ed/Uni	Higher Ed/Uni

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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
(FA1356/4	University of Reading 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		N/S N/S	Redevelopment of Rural English Life Museum to provide a 151-guestroom hotel & conference centre with adjacent parking & new carpark on Queens Drive totalling 400 parking spaces. District Ref: 07/00785/O	Exhibition	Hotels
(FA1356/7	University of Reading University of Reading Whiteknights Campus PEPPER LANE	App no 208/01511 Pmtid Jan 2009 Full Site Area 0.00	B1	0	0		Superseded	Erection of a centralised food production building (1,284sqm), with associated service yard, substation & widened access road. Superseded by 09/00211. District Ref: 08/01511/F	Education	Light Industry
(+ * FA1356/8	Stride Treglown Ltd University of Reading Whiteknights Campus PEPPER LANE	App no 209/00211 Pmtid Apr 2009 Full Site Area 0.10	B1	997	997		U/C	Development of a centralised food production building with associated service yard, substation & widened access road (supersedes 08/01511). District Ref: 09/00211/F	Light Industry	Light Industry
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. District Ref: 07/00918/F	Education	Education
+ * FA1362/1	Mr Kaur 256 SHINFIELD ROAD	App no 209/01959 Pmtid Dec 2009 Full Site Area 0.33	A1	207	143		N/S	Convert existing store room to additional retail sales area. Single storey extension to rear to form new ancillary store room. (Resubmission of 09/01067). District Ref: 09/01959/F	Retail - Shops	Retail - Shops
(+ * FA1364/1	Dee Park Partnership Dee Park Estate SPEY ROAD	App no 209/01454 Pmtid Dec 2009 Outline Site Area 16.40	A1 A2 C2 D1	1840 0 4100 6110	620 0 4100 4250		N/S N/S N/S N/S	Phased regeneration of Dee Park Estate. Masterplan for demolition of 376 flats, local centre, school, & public house. Erection of 763 dwellings, community uses, care home, retail, and primary school. Also see 09/01514 for add dev. District Ref: 09/01454/O	Community Education Public House Residential Retail - Shops	Community Education Community Residential Retail - Shops
(+ * FA1364/2	Dee Park Partnership Dee Park Estate SPEY ROAD	App no 209/01514 Pmtid Dec 2009 Full Site Area 0.20	A4	0	-450		N/S	Demolition of public house (450sqm) & 43 dwellings. Erection of 261 dwellings inc. 60 extra care flats and alterations to access. Erection of phase 1 sports pitch, lighting & enclosure. See 09/01454 for additional development. District Ref: 09/01514/F	Public House Residential Residential	Residential Leisure Residential
FA1368/1	Mr K Iqbal 3-5 SIDMOUTH STREET	App no 208/00397 Pmtid Sep 2008 Full Site Area 0.06	B1 D1	0 165	-165 165		N/S N/S	COU from offices for Welfare Rights Unit to educational charity. District Ref: 09/00397/F	Offices	Community

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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
FA1372/1	Mr Richard Turner 82-68 SILVER STREET	App no 206/00708 Pmtid Aug 2006 Full Site Area 0.03	B1 B1	0 425	-293 425		Lapsed Lapsed	Renovation, extension (132sqm) & COU from printing works to provide four residential flats and offices. District Ref: 06/00708/F U B U	Light industry Light industry	Offices Residential
FA1385/1	CRS Properties 41 ST GEORGES ROAD	App no 209/01153 Pmtid Feb 2010 Full Site Area 0.10	B1	0	-548		N/S	Demolition of existing light industrial buildings. Erection of residential flats comprising two 1-bed & five 2-beds with 7 parking spaces (resubmission of 08/01156). Allowed on Appeal. District Ref: 09/01153/F U B U	Light industry	Residential
FA1392/1	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	COU from school, office & youth centre to eleven residential flats & community centre with associated car/cycle parking. District Ref: 07/01385/F U B U	Community Education Offices	Community Residential Residential
FA1395/1	Mrs S Luthra 172 SOUTHAMPTON STREET	App no 208/00736 Pmtid Sep 2008 Full Site Area 0.01	C2	140	140		N/S	COU from residential to a care home, incorporating retrospectively the erection of a rear-facing dormer. District Ref: 08/00736/F U B U	Residential	CAP Homes
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		Lapsed	Alterations to warehouse site to include demolition & extension. See 03/00340 for adjacent development. District Ref: 06/00629/F U B U	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 3/05 but extension not built. See 06/00629 for adjacent development. District Ref: 03/00340/F U B U	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		Complete	COU from builder's yard to three residential flats. Demolition complete 3/10, Residential N/S. District Ref: 04/01429/F U B U	Builders Yard	Residential
FA1408/1	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 (83sqm), 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. District Ref: 06/01580/F U B U	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
+ *	FA1409/2	App no 209/02102 Pmtid Jan 2010 Full	C1	0	-250		Complete	COU of 5 bedroom guest house to residential. See 09/01650 for alternative development.	Hotels	Residential
		Site Area 0.08						District Ref: 09/02102/F	U B U	
		App no 206/00811 Pmtid Sep 2006 Full	SG	343	343		Lapsed	Erection of detached timber storage building ancillary to Builders' Merchants.	Builders	Builders
	FA1416/1	Site Area 0.40						District Ref: 06/00811/F	U B U	
		App no 207/01073 Pmtid Oct 2007 Full	A1 B1	0 0	-55 -243		N/S N/S	COU at ground floor of 111 from retail to one 2-bed flat, alls to first floor flat for extra bedroom. COU of 111A from office/light industrial to one 2-bed & two 2-bed flats. Demolition of lean-to & alls & refurbishment to existing building.	Light industry Retail - Shops	Residential Residential
		Site Area 0.02						District Ref: 07/01073/F	U B U	
	FA1422/1	App no 208/01213 Pmtid Nov 2008 Full	C2	160	160		N/S	Erection of extension to hospital building at second floor level with plant under.	Hospitals	Hospitals
		Site Area 1.50						District Ref: 08/01213/F	U B U	
		App no 209/01593 Pmtid Nov 2009 Full	B1	0	-160		N/S	Demolition of existing light industrial buildings & erection of three residential flats (resubmission of 09/00893).	Light industry	Residential
+ *	FA1424/1	Site Area 0.02						District Ref: 09/01593/F	U B U	
		App no 209/00885 Pmtid Aug 2009 Full	B1	0	-112		U/C	COU from commercial to two 1-bed residential flats including alterations & extension (resubmission of 09/00154).	B1	Residential
		Site Area 0.03						District Ref: 09/00885/F	U B U	
	FA1425/1	App no 206/01587 Pmtid Apr 2007 Full	C2 D1	2540 0	2540 0		U/C Complete	Redevelopment of vacant educational site to provide a sixty-four bed elderly persons care home. Site cleared at March 2008.	Education	OAP Homes
		Site Area 0.00						District Ref: 06/01587/F	U B U	
		App no 207/01652 Pmtid Apr 2008 Full	B1	0	-404		Complete	COU from offices (including extension) to provide thirteen flats (re-submission of 07/00938).	Offices	Residential
	FA1427/1	Site Area 0.09						District Ref: 07/01652/F	U B U	

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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
+ * FA1431/1	Reading Borough Council 188 WHITLEY WOOD LANE	App no 209/00982 Pmtid Aug 2009 REG3 Site Area 0.30	C2 SG	323 0	323 -323		Complete Complete	COU to skills training centre for people with learning disabilities to include ancillary offices & retention of short term accommodation. (Regulation 3) (Retrospective) District Ref: 09/00982/R3 U B U	Res Institutions	Community
+ * FA1438/1	Kingsmen Ltd 13 WILSON ROAD	App no 209/00472 Pmtid Oct 2009 Full Site Area 0.03	B1 SG	0 0	-90 -45		N/S N/S	Demolition of existing light industrial unit & garage. Erection of three 3-bed terraced houses. (resubmission of 08/01622) District Ref: 09/00472/F U B U	Light Industry	Residential
(FA1439/1	Southern Housing Group St Andrews House 28A WILTON ROAD	App no 207/00020 Pmtid Apr 2007 Full Site Area 0.00	B1	0	0		Superseded	COU from offices (300sqm) to seven residential dwellings (one 1-bed, five 2-bed & one 3-bed flats). Superseded by 08/00464. District Ref: 07/00020/F U B U	Offices	Residential
(FA1439/2	St Andrews House Partnership St Andrews House 28A WILTON ROAD	App no 208/00464 Pmtid Jul 2008 Full Site Area 0.93	B1	0	-300		Complete	COU from offices to twelve residential dwellings (resubmission of 07/01545). Supersedes 07/00020. District Ref: 08/00464/F U B U	Offices	Residential
FA1444/1	Mr R Watchman 146 WOKINGHAM ROAD	App no 209/00093 Pmtid Mar 2009 Full Site Area 0.02	A1 B1	68 0	68 -131		N/S N/S	COU from stable building ancillary to bake house to retail premises at ground floor level with 2-bed flat above. District Ref: 09/00093/F U B U	Light Industry Light Industry	Residential Retail - Shops
(FA1451/1	Reading College School of Art Reading College/Green Road WOKINGHAM ROAD	App no 207/01109 Pmtid Jul 2004 Outline Site Area 0.00	D1	0	0		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 District Ref: 07/01109/O U B U	Higher Ed/Uni Higher Ed/Uni	Religious use Residential
(FA1451/3	Reading Jamme Masjid Sports field adj doctors surgery/Green Road WOKINGHAM ROAD	App no 207/01045 Pmtid Oct 2007 Reserved Matters Site Area 0.34	D1	3350	3350		N/S	Reserved matters pursuant to 01/01109 for erection of a mosque & Islamic cultural centre & associated car parking. District Ref: 07/01045/R U B U	Higher Ed/Uni	Religious use
Rest of Reading Borough Acre Road/Bennet Road FB342/1	Bondco Aston Martin Showroom BENNET ROAD	App no 207/00840 Pmtid Oct 2007 Full Site Area 0.15	SG	654	395		N/S	Demolition of existing car showroom (259sqm). Erection of a replacement 2 storey car showroom with associated parking. District Ref: 07/00840/F U B U	Car/Bike	Car/Bike

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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
FB368/1	Hallmarks Garages 20-22 BENNET ROAD	App no 205/00120 Pmtid Jun 2005 Full Site Area 0.27	B1 B8 SG	0 0 1114	-1114 0 1114		N/S N/S N/S	COU from light industrial to car-showroom with ancillary floorspace for offices, storage, & distribution. District Ref: 05/00120/F U B U	Light industry	Car/Bike
FB369/1	Terranova Lifting Ltd Ternanova Lifting Ltd BENNET ROAD	App no 204/00646 Pmtid Aug 2004 Outline Site Area 0.30	B8	3010	2040		Lapsed	Redevelopment of crane storage site (970sqm) to provide storage and distribution premises. District Ref: 04/00646/O U B U	Storage	Storage
FC63/1	Stadia UK Ltd Land west of A33 & north of ISLAND ROAD	App no 204/01313 Pmtid Mar 2006 Full Site Area 0.00	D2	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 U B U	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		N/S	Relocation & expansion of greyhound/speedway stadium incorporating new stadium, casino & associated parking, free standing kennels & associated landscaping works. See 04/01313 for alternative development. District Ref: 06/01030/F U B U	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 0	11150 0		N/S N/S	Redev of sewage works to form high density mixed use development of 850 dwellings inc affordable, offices & 200-bed hotel. Supersedes 00/01216 (o). See 05/00671 (RM), 06/00579 (f), 06/00044 (f). Demolition com at 3/06. See 05/00548 for alt dev. District Ref: 00/01215/O U B U	Sewage Sewage Sewage	Hotels Offices Residential
FC70/8	St James Group Blocks H & T Kennet Island Development Site MANOR FARM ROAD	App no 208/00452 Pmtid Sep 2008 Full Site Area 0.12 D1 D1	A1 A2 A3 B1 D1 D1	204 92 65 0 93 181	23 92 65 -93 93 181		N/S N/S N/S Complete Complete N/S	COU from community centre in Block H to retail, financial/professional, restaurant & temp COU to sales/marketing suites units 5.6 & 7 (545sqm). COU from office to dental surgery, from community centre to retail & from retail to community centre in Block T. District Ref: 08/00452/F U B U	Community Community Community Offices Retail - Shops Community	Financial/Profes Restaurants Retail - Shops Dr/Dentist Community
FC71/1	Foundry/Kennet Properties Ltd Manor Farm Sewage Treatment Works MANOR FARM ROAD	App no 205/00548 Pmtid Sep 2007 Outline Site Area 0.00 D2 D2 SG	A1 A3 A5 B1 C1 D2 SG	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 app 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. See 00/01215 for part alternative dev- balance given here. District Ref: 05/00548/O U B U	Sewage Sewage Sewage Sewage Sewage	Food & Drink Hotels Leisure Offices Residential
FC73/1	RO Developments Kennet Island Development Site MANOR FARM ROAD	App no 209/00740 Pmtid Aug 2009 Full Site Area 0.25	B1	1400	1400		N/S	Erection of 2 storey office building, parking, refuse storage and landscaping. Alterations to entrance onto Gillette Way. (Resubmission of 08/01092). District Ref: 09/00740/F U B U	Offices	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
FC75/1	Health Properties Management Ltd Plots 3/4 DRAKES WAY	App no 208/00893 Pmtid Nov 2008 Full Site Area 0.98	A1 C2 D1	219 8243 228	219 8243 228		U/C U/C U/C	Erection of a hospital, retail units & a crèche/day nursery with parking for 147 cars. District Ref: 08/00893/F	Sewage Sewage Sewage	Hospitals Nursery Educ Retail - Shops
FC110/1	Royal Mail Ltd 1 GILLETTE WAY	App no 209/00468 Pmtid May 2009 Full Site Area 0.92	B2 B8	0 2765	-2765 2765		Complete Complete	Part COU of building from general industrial to storage use. See 09/01661 for additional development. District Ref: 09/00468/F	Gen Industry	Storage
FC110/2	St James Group 1 GILLETTE WAY	App no 209/01661 Pmtid Dec 2009 Full Site Area 0.80	B1 B2 SG	341 2518 0	341 2518 -2859		N/S N/S N/S	Part COU of building from postal services to general industrial / warehousing with ancillary offices. See 09/00468 for additional development. District Ref: 09/01661/F	Postal Postal	Gen Ind-Misc Offices
FC201/1	Mr D Gilchrist Unit 5 Merrick House WHALE AVENUE	App no 209/00181 Pmtid Apr 2009 Full Site Area 0.02	B1 D2	0 172	-172 172		Complete Complete	COU from temporary use as sales & marketing suite to gymnasium. Part superseded 08/00452 (unit 5 - Block H) District Ref: 09/00181/F	Offices	Leisure
FD220/1	GP Leisure Units A & B Robert Cort Ind Estate BRITTEN ROAD	App no 208/00776 Pmtid Sep 2008 Full Site Area 0.15	B1 B2 D2	0 0 1100	0 -1100 1100		N/S N/S N/S	COU from general/light industrial unit to leisure use or general industrial use. District Ref: 08/00776/F	Gen Industry	Leisure
FD244/1	Reading Borough Council Waterloo Meadows Play Centre ELGAR ROAD	App no 207/01441 Pmtid Jan 2008 REG3 Site Area 0.08	D1	150	150		N/S	Erection of extension to community facilities to provide a single storey play centre including external play area to form a new children's centre. (Incorrectly recorded as under construction at March 2008). District Ref: 07/01441/R3	Community	Community
FD246/1	Rent 21 Ltd 272-274 ELGAR ROAD SOUTH	App no 206/00732 Pmtid Sep 2005 Full Site Area 0.03	B1 SG	0 279	-279 279		N/S N/S	COU from offices ancillary to industrial building to car rental office. See 07/00180 (full) for additional development. District Ref: 05/00732/F	Light Industry	Car/Coach Hire
FD246/2	Mr Robert Taylor 272 - 274 ELGAR ROAD SOUTH	App no 207/00180 Pmtid Jun 2007 Full Site Area 0.37	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	Warehousing	Warehousing

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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 N/Elgar Rd FE42/2	Lok'n Store Ltd SGB Depot A33 RELIEF ROAD	App no 205/01204 Pmt'd Jan 2006 Full Site Area 0.00	B8	0	0	0	N/S	Redevelopment of storage unit (500 sq.m.) to provide a storage depot (1,950 sq.m.). See 08/01446 (full) for alternative development & 07/00412 for related development. District Ref: 05/01204/F U B U	Storage	Storage
(FE42/3	Lok'n Store Ltd SGB Depot A33 RELIEF ROAD	App no 208/01446 Pmt'd Jan 2009 Full Site Area 0.34	B8	1950	1450		N/S	Redevelopment of storage unit to provide a self storage depot. See 05/01204 (full) for alternative development & 07/00412 for related development. District Ref: 08/01446/F U B U	Storage	Storage
(FE51/1	Lok'n Store Ltd 5 - 9 BERKELEY AVENUE	App no 207/00412 Pmt'd Jan 2008 Full Site Area 0.63	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 & 08/01446 for related developments District Ref: 07/00412/F U B U	Storage	Residential
(FE115/2	RYMCO (SAL) Plot A 25-27 ROSE KILN LANE	App no 208/00779 Pmt'd Sep 2008 Full Site Area 0.57	SG	1953	1953		Complete	Erection of building for use as car dealership with associated servicing, workshop, maintenance & preparation areas & valet bay together with parking & associated works. See 08/00780 & 08/01247 for adjacent developments. District Ref: 08/00779/F U B U	Warehousing	Car/Bike
(FE115/3	Big Yellow Self Storage Co Ltd Plot B 25-27 ROSE KILN LANE	App no 208/00780 Pmt'd Sep 2008 Full Site Area 0.47	B8	2119	2119		Complete	Erection of warehouse building for self storage use together with parking & associated works. See 08/00779 & 08/01247 for adjacent developments. District Ref: 08/00780/F U B U	Warehousing	Storage
(FE115/4	University Superannuation Scheme Plot C 25-27 ROSE KILN LANE	App no 208/01247 Pmt'd Dec 2008 Full Site Area 0.71	B8	2742	2742	6	N/S	Erection of six units for storage use with ancillary trade counters. See 08/00779 & 08/00780 for adjacent developments. District Ref: 08/01247/F U B U	Warehousing	Storage
(Rest of Reading Borough Worton Grange FF35/1	Akeler Developments Ltd Reading International Business Park A33 RELIEF ROAD	App no 200/01447 Pmt'd Feb 2002 Full Site Area 3.36	B1 B2	33910 0	33910 -5868		N/S Complete	Redevelopment of bottling plant to provide offices (Reading 360). See 06/00627 for extension of time. Demolition complete 3/10, offices N/S. District Ref: 00/01447/F U B U	Gen. Industry	Offices
(FF35/2	Akeler Developments Ltd Reading International Business Park A33 RELIEF ROAD	App no 206/00627 Pmt'd 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 to August 2009. District Ref: 06/00627/F U B U	Gen. Industry	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
FF42/1	Legal & General Assurance Ltd Unit 4 Reading Gate Retail Park A33 RELIEF ROAD	App no 208/00821 Pmt'd Jan 2009 Full Site Area 0.28	A1	1383	1383		N/S	External alterations & subdivision of the existing retail unit. Erection of mezzanine floor. District Ref: 08/00821/F	Retail - Shops	Retail - Shops
FF77/1	Scottish Courage Brewing Ltd Berkshire Brewery IMPERIAL WAY	App no 205/01285 Pmt'd Feb 2006 Full Site Area 0.55	B2	5376	5376		Lapsed	Erection of warehouse & canopy for storage ancillary to general industrial use. District Ref: 05/01285/F	Gen Industry	Gen Industry
Rest of Reading Borough Portman Road/Deacon Way	Reed Harris Unit 6 to Trade Centre DEACON WAY	App no 208/00220 Pmt'd Apr 2008 CLE Site Area 0.04	B1 B8	0 360	-360 360		N/S N/S	Certificate for lawfulness for COU from mixed business/industrial/storage to storage, distribution, display & sale of hard wall products to trade customers and general public. District Ref: 08/00220/C	Mixed B1-B8	Storage
FG64/1	Mr D Mills Unit B 75 LOVEROCK ROAD	App no 209/00909 Pmt'd Aug 2009 Full Site Area 0.09	B8 SG	0 803	-803 803		Complete Complete	COU from storage use to a waste transfer facility. District Ref: 09/00909/F	Storage	Recycling
FG79/1	The Globe The Globe 12 PORTMAN ROAD	App no 209/00167 Pmt'd Apr 2009 Full Site Area 1.40	D1	2473	2473		U/C	Regularise use of existing building for community use . Use of part of building as full time nursery. District Ref: 09/00167/F	Community	Community
FG83/2	Mr P Thompson Windrush House 24 PORTMAN ROAD	App no 208/01330 Pmt'd Jan 2009 Full Site Area 0.05	B1 D1	0 542	-542 542		N/S N/S	COU from offices to enable premises to continue with office use at second floor with a place of worship at ground & first floors. District Ref: 08/01330/F	B1	Religious use
(Rest of Reading Borough Green Park	Prudential/Rickworth Security North part of site, Land North of M4	App no 285/00690 Pmt'd Jul 1995 Outline Site Area 0.00	B1 B8	0 0	0 0		N/S N/S	Construction of business park on 44.5 ha with business (78,384 sqm) & warehousing (26,128 sqm) (Green Park). Partly all superseded. See also Wokingham & West Berkshire commitments for additional floorspace. District Ref: 85/00690/O	Vacant Land	Business Use
FH10/1										
(Prudential Assurance Co Ltd Land at GREEN PARK	App no 299/01062 Pmt'd Dec 2000 Var Site Area 0.00	B1	0	0		N/S	Variation of cond. 4 on outline perm. 85/00690 to allow relaxation of requirement to provide B1c floorspace & to allow 113,338 sq.m. unrestricted B1 floorspace. Increase of 8,826 sqm counted on balance. District Ref: 99/01062/V	Vacant Land	Business Use
FH10/3										

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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
(FH10/5	Prudential Assurance Co Ltd Plot 3.2 400-450 LONGWATER AVENUE	App no 208/00261 Pmtid May 2008 Reserved Matters Site Area 2.60	B1	14080	14080		N/S	Reserved matters pursuant to outline permission 85/TP/690 for the erection of a 4 storey building (14,080 sqm.) on 2.6 ha for open business use including access, car parking, servicing, landscaping. Part superseded 85/00690 & 99/01062. District Ref: 08/00261/R U G U	Vacant Land	Business Use
(FH10/9	Prudential Assurance Co Ltd Plot 7 450 BROOK DRIVE	App no 207/01367 Pmtid Dec 2007 Reserved Matters Site Area 0.82	B1	3183	3183		Complete	Reserved matters pursuant to outline permission 85/00690 for the development of 3,183 sq m on 0.82 ha of open business use & access, parking & landscaping. See 07/01295 (RM) for adjacent development. Part supersedes 85/00690 (o). District Ref: 07/01367/R U G U	Vacant Land	Business Use
(FH10/10	Prudential Assurance Co Ltd Plot 7 500 BROOK DRIVE	App no 207/01295 Pmtid Dec 2007 Reserved Matters Site Area 1.68	B1	13262	13262		Complete	Reserved matters pursuant to outline permission 85/00690 for the erection of 5 storey building for flexible business use including access & car parking. See 07/01367 (RM) for adjacent development. Part supersedes 85/00690 (o). District Ref: 07/01295/R U G U	Vacant Land	Business Use
(FH10/20	Prudential/Rickworth Security BALANCE OF OUTLINE 85/00690 GREEN PARK	App no 285/99981 Pmtid Jul 1995 Outline Site Area 0.00	B1	0	0		N/S	10,347sqm (1.90ha) comp 3/00-Plot 1. 13,006sqm (3.1ha) comp 3/01-Plot 5. 21,188sqm (4.63ha) comp 3/02 -Plots 2.1 & 4. 39,470sqm (15.92ha) comp 3/03 for Plots 2.2, 3.1 & 6. Plot 7 (u/c), Plot 3.2 (n/s) - see above. District Ref: 85/00690/O U G U	Vacant Land	Business Use
(FH50/1	Prudential/Rickworth Security Plot 8 600 SOUTH OAK WAY	App no 285/00691 Pmtid Jul 1995 Outline Site Area 0.00	B1 B8	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 U G U	Vacant Land	Business Use
(FH50/2	Prudential Assurance Co Ltd Plot 8 600 SOUTH OAK WAY	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 U G U	Vacant Land	Business Use
(FH50/3	The Prudential Assurance Co Ltd Plot 8 600 SOUTH OAK WAY	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 bldg 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 U G U	Vacant Land	Business Use
(FH50/4	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	Total floorspace permitted by 85/00691 on southern part of Green Park - Plot 8 (500 South Oak Way) See 07/00107 (RM) for additional development floorspace. District Ref: 85/00691/O U G U	Vacant Land	Business Use

Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross FSpce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
(FH160/1	Prudential Assurance Co Ltd Plot 17, 500 - 600 LONGWATER AVENUE	App no 202/01311 Pmtid Jun 2003 Outline Site Area 0.00	B1	0	0	0	N/S	Erection of business development with parking. Plot 17 (500 - 600 Longwater Avenue). (Incorrectly lapsed at March 2008). See 08/00796 (RM). District Ref: 02/01311/O U G U	Vacant Land	Business Use
(FH160/2	Prudential Ass Co Ltd Plot 17 500-600 LONGWATER AVENUE	App no 208/00796 Pmtid Sep 2008 Reserved Matters Site Area 4.08	B1	22540	22540		N/S	Reserved matters pursuant to outline permission 02/01311 for erection of five 4-storey & one 5 storey buildings of flexible office space with 564 parking spaces. District Ref: 08/00796/R U G U	Vacant Land	Offices
FH165/1	St Edward Homes & Pru Assurance Pingemead Business Park & Land adj to LONGWATER AVENUE	App no 207/01275 Pmtid Mar 2009 Outline Site Area 24.66	A1 A2 A3 B1 C2 D1	238 66 380 16000 1858 190	238 66 380 12480 1858 -1		N/S N/S N/S N/S N/S N/S	Development of land at Green Park & Pingemead Business Park from light ind & training to mixed dev. Phase 1: Full app 68 dwells, retail, management suite & village hall. (O/L for 689 dwells, extra care hsg, offices, primary sch, surgery, sports pitch). District Ref: 07/01275/O O G P	Light industry Training Vacant Land Vacant Land Vacant Land Vacant Land Vacant Land Vacant Land	Offices Res Inst'ions Community Education Financial/Profes Food Residential Restaurants Retail - Shops
FH170/1	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 March 1998. See soft 07/01275. District Ref: 96/00483/O U B P	Business Use	Light industry
FH200/3	PRUPIN 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	0	U/C	Erection of railway station (1520sqm), bus interchange (6200sqm), decked park & ride (2436sqm), short stay car park, taxi drop off & disabled parking. 0.38ha of site is in West Berkshire (07/02570) which accounts for station floorspace. District Ref: 07/01108/F U G P	Vacant Land	Transportation
(Rest of Reading Borough Caversham F1296/1	Mr M Milner Land at AMERSHAM ROAD	App no 207/00984 Pmtid May 2008 Full Site Area 0.00	D1	0	0	0	Superseded	Erection of single storey children's centre with associated garden, play areas & new car parking. Superseded by 09/01827.	Vacant Land	Community
(+ * F1296/2	Mr M Milner Land at AMERSHAM ROAD	App no 209/01827 Pmtid Dec 2009 Var Site Area 0.25	D1	646	646		Complete	Erection of single storey children's centre with associated garden, play areas & car parking without complying with conditions 7 & 9 of 07/00994 (Retrospective). Supersedes 07/00994. District Ref: 09/01827/V U G U	Vacant Land	Community
(+ * F1298/1	Reading Borough Council Emmer Green Youth & Community Centre ST BARNABAS ROAD	App no 210/00060 Pmtid Mar 2010 REG3 Site Area 0.41	D1	265	265	265	N/S	Erection of single storey extension to Youth & Community Centre, plus construction of new entrance, parking area, & external works. District Ref: 10/00060/R3 U B U	Community	Community

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
F1303/2	Mr J Francis 4 BRIDGE STREET	App no 208/01061 Pmtid Mar 2009 Full	A2 D2	0 130	-130 130		N/S N/S	COU from financial & professional services to a gym at ground floor & basement levels. Construction of new frontage.	Financial/Profe	Leisure
		Site Area 0.01						District Ref: 08/01061/F		U B U
F1312/1	Dr Parthar 2-4 CHURCH STREET	App no 208/01192 Pmtid Dec 2008 Full	A3	0	-140		Complete	COU from staff accommodation, first floor stores & roof space ancillary to restaurant to two self contained flats. COU complete, Residential N/S.	Restaurants	Residential
		Site Area 0.01						District Ref: 08/01192/F		U B U
F1313/1	Elegant Homes 36B CHURCH STREET	App no 207/01613 Pmtid Dec 2008 Full	B1 B1	0 0	0 0		Superseded Superseded	Redevelopment of printing works with ancillary offices to provide a part single/ part 2-storey offices. Allowed on appeal. Superseded by 07/01614.	Light industry	Offices
		Site Area 0.00						District Ref: 07/01613/F		U B U
F1313/2	Elegant Homes 36B CHURCH STREET	App no 207/01614 Pmtid Dec 2008 Full	B1	0	-206		N/S	Redevelopment of printing works & ancillary offices to provide one building comprising four 1-bed flats on ground floor & four studio flats on first floor. Allowed on appeal. Supersedes 07/01613.	Light industry	Residential
		Site Area 0.05						District Ref: 07/01614/F		U B U
F1341/1	Whiteknights Estate Agents 1A South Street & 2 GOSBROOK ROAD	App no 206/01495 Pmtid Mar 2008 Full	A1 B1	96 0	96 -301		U/C U/C	Refurbish building with retention of financial & professional unit (57sqm) at ground floor & COU from offices to residential at 1st & 2nd floors. Redev of 1 South St to provide one retail/financial & professional unit and six flats plus parking. District Ref: 06/01495/F	Financial/Profe Offices	Retail - Shops Residential
		Site Area 0.04						District Ref: 06/01495/F		U B U
F1363/1	Mrs J Harris Hemdean House School HEMDEAN ROAD	App no 208/01207 Pmtid Nov 2008 Full	D1	230	230		Complete	Erection of sports & community hall with ancillary facilities at school.	Education	Education
		Site Area 0.95						District Ref: 08/01207/F		U B U
F1387/1	Summerfield Rest Home 4 KIDMORE ROAD	App no 206/01462 Pmtid Jul 2007 Full	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).	OAP Homes	OAP Homes
		Site Area 0.20						District Ref: 06/01462/F		U B U
F1391/1	Williams Properties Unit 1 Paddock Road Industrial Estate PADDOCK ROAD	App no 208/00760 Pmtid Sep 2008 Full	B8 B8	1757 0	1757 0		N/S Complete	Redevelopment of existing warehouse (1,877 sq.m.) to provide a new warehouse unit with ancillary offices & parking. Demolition complete & counted at March 2009.	Warehousing	Warehousing
		Site Area 0.40						District Ref: 08/00760/F		U B U

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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
+ *	FI392/1	Mr P Johnson Foundation House Paddock Road Industrial PADDOCK ROAD	App no Pmt'd Full	208/01385 Apr 2009 B2 B8	1453 0	1453 -968	Complete Complete	COU of ground floor from warehouse/storage to general industrial. Erection of mezzanine floor to facilitate ancillary storage & rest room facilities. (Retrospective).	Storage	Gen.Industry
		Site Area	2.11					District Ref: 08/01385/F	U B U	
	FI393/1	Dentons & Gibson/Checkmore Ltd Millars Arms Public House PADDOCK ROAD	App no Pmt'd Full	205/01025 Feb 2006 A4 B1	0 925	0 925	Complete U/C	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.	Public House	Business Use
		Site Area	0.00					District Ref: 05/01025/F	U B U	
+ *	FI395/1	Diocesan School Commission St Martins Catholic Primary School PENDENNIS AVENUE	App no Pmt'd REG3	209/01912 Dec 2009 D1	151	151	N/S	Erection of modular double classroom.	Primary Ed	Primary Ed
		Site Area	0.08					District Ref: 09/01912/R3	U B U	
+ *	FI645/1	Mr A Lockwood St Annes Catholic Primary School SOUTH VIEW AVENUE	App no Pmt'd REG3	209/00850 Jun 2009 D2	130	130	N/S	Erection of new changing room accommodation for student & community use.	Leisure	Leisure
		Site Area	0.13					District Ref: 09/00850/P3	U B U	
+ *	FI650/1	PPR Developments 4 SOUTH VIEW AVENUE	App no Pmt'd Full	209/01367 Nov 2009 D1	0	-732	N/S	COU of existing convert to eleven self contained flats, including car & cycle parking & amenity provision. Alterations to roof of existing rear extension & alterations to external facade.	Religious use	Residential
		Site Area	0.12					District Ref: 09/01367/F	U B U	
+ *	FI660/1	Mr M Milner Highdown School SURLEY ROW	App no Pmt'd REG3	209/00143 May 2009 D1	1200	1200	N/S	Erection of new sixth form & general teaching block with associated landscaping.	Education	Education
		Site Area	0.28					District Ref: 09/00143/P3	U B U	
	FI690/1	Mr T Page The Builders Yard UPLANDS ROAD	App no Pmt'd Full	207/01232 May 2008 B1	0	-120	U/C	Redevelopment of builder's workshop & office to provide a 4-bed detached dwelling.	Light industry	Residential
		Site Area	0.03					District Ref: 07/01232/F	U B U	
Rest of Reading Borough Tilehurst	FJ106/1	Royal Berkshire Fire & Rescue Service 103 DEE ROAD	App no Pmt'd Outline	207/00817 Oct 2007 SG	0	-2176	N/S	Outline permission for redevelopment of fire station to provide a residential development comprising of forty two units.	Police/Fire/Am	Residential
		Site Area	0.85					District Ref: 07/00817/O	U B U	

Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
(FJ123/2	Play Football Ltd Prospect College COCKNEY HILL	App no Pmtid Full Site Area 207/00468 Nov 2007 0.00	D2	0	0		N/S	Erection of changing room/clubhouse (347sqm) & creation of artificial surface 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 District Ref: 07/00468/F	Education	Leisure
(FJ123/3	Play Football Ltd Prospect College COCKNEY HILL	App no Pmtid Var Site Area 208/00019 Mar 2008 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) & 07/01263 (Reg 3) for additional development. District Ref: 08/00019/V	Education	Leisure
(FJ123/4	Reading Borough Council Prospect College COCKNEY HILL	App no Pmtid REG3 Site Area 207/01263 Dec 2007 0.74	D1	1200	1200		Complete	Erection of vocational skills centre & associated external works as extension to college. See 07/00468 (full) & 08/00019 for additional development. (Regulation 3). District Ref: 07/01263/R3	Education	Education
(FJ142/1	Mr G S Johal 254 KENTWOOD HILL	App no Pmtid Full Site Area 208/01271 Dec 2008 0.01	A1 A5	0 150	-150 150		Complete Complete	COU from retail to a hot food take away. District Ref: 08/01271/F	Retail - Shops	Food
(FJ148/2	Reading Borough Council Norcot Nursery 82 LYNDHURST ROAD	App no Pmtid REG3 Site Area 208/01152 Nov 2008 0.04	D1	415	120		U/C	Replacement of existing classroom building (295sqm) with a new classroom building in the same location. (Regulation 3). District Ref: 08/01152/R3	Nursery Educ	Nursery Educ
(FJ154/1	Reading Borough Council Meadway Comprehensive School THE MEADWAY	App no Pmtid Full Site Area 206/00253 Jun 2006 7.00	B1 D1	2917 5179	2917 5179		Complete Complete	Redevelopment of school field to include special needs school, community uses, educational staff offices & conference facilities for Reading Education Centre, parking & public open space. District Ref: 06/00253/F	Secondary Ed Secondary Ed Secondary Ed	Community Conference Education Offices
(FJ200/1	Dominos Pizza Ltd 76A SCHOOL ROAD	App no Pmtid Full Site Area 209/01343 Oct 2009 0.02	A1 A5	0 150	-150 150		Complete Complete	COU from retail unit to hot food takeaway. Construction of a new shop front & extract duct at rear. District Ref: 09/01343/F	Retail - Shops	Food
(FJ220/1	Ceres Estate Agents 3-19 THE TRIANGLE	App no Pmtid Full Site Area 207/01508 Feb 2008 0.52	A1 A2 A3 A5	121 61 30 30	121 61 30 30		N/S N/S N/S N/S	Erection of extension to rear of retail units (A1/A2/A3 & A5 uses) at ground floor level. District Ref: 07/01508/F	Financial/Profe Food Restaurants Retail - Shops	Financial/Profe Food Restaurants Retail - Shops

Reading Borough

Area Site Code	Name Address	Application Details	Use Class	Gross F'Spce	Net Change	Net Units	Building Progress	Description	Existing Land Use	Proposed Land Use
FJ226/1	Mr Stephen Bowler Land opposite 20 UPTON ROAD	App no 208/00730 Pntd Aug 2008 Full	B8	450	450		N/S	Erection of warehouse with ancillary offices.	Gen Ind	Warehousing
		Site Area 0.06						District Ref. 08/00730/F U B U		
FJ231/2	Reading Borough Council Churchend Primary School USK ROAD	App no 207/01618 Pntd Feb 2008 REG3	D1	404	373		U/C	Alterations & erection of single & two storey extensions to school to provide nursery, reception & enlarged teaching areas plus storage & new ICT suite. (Regulation 3)	Primary Ed	Primary Ed
		Site Area 0.04						District Ref. 07/01618/R3 U B U		

SOFT COMMITMENTS at March 2010 for READING BOROUGH

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

Central Reading

SACKVILLE DEVELOPMENTS LTD
Reading Station/Station Hill
Redevelopment Area

Mixed Use redevelopment comprising residential, offices (65,049sqm), retail (4,631sqm), financial & professional, restaurants, bars, Community facilities (1,500sqm), cultural/leisure, health & fitness (207sqm), plus parking and ancillary public realm works. (All figures Shown are net).

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

Reading Central Area Action Plan (January 2009)

Central Reading

**Policy RC1 – Station/River
Major Opportunity Area**
Friar Street & Station Road

Proposal Site RC1a: Active retail and leisure uses on the ground floor along Friar Street and Station Road, with a mix of uses on higher floors. Enhance linkages in a north-south direction to link to the Station Hill area. Setting of listed buildings in the area will be preserved, and opportunities to improve the environment of Merchants Place will be sought.

North of Station

Proposal Site RC1e: Retail and leisure development on the ground floor with other uses including residential and offices on upper floors. Provision of retail development is contingent on improved links across the railway. Public car parking will be provided. An area of civic open space will be provided at the northern entrance to the station, and a green link provided to the Thames. An acceptable dry access scheme from across the site must be part of any development.

Riverside

Proposal Site RC1g: Maintain and enhance public access along and to the Thames, and should continue the green link from the north of the station, with potential for an area of open space at the riverside. Main use of the site should be residential, although some small-scale offices and leisure will also be appropriate.

Napier Road Junction

Proposal Site RC1h: Landmark building, containing residential and/or offices is appropriate for this site, which may contain an active commercial use on the ground floor. An acceptable dry access scheme must be part of any development on this site.

**Policy RC2: West Side Major
Opportunity Area**
Cattle Market

Proposal Site RC2a: Mix of edge-of-centre retail uses, which may include bulky goods, and residential development, along with public car parking. Residential should be located on the parts of the site that are at lower risk from flooding. Retail must be designed to mesh into the urban fabric and a single storey retail warehouse will not be permitted.

Broad Street Mall

Proposal Site RC2d: Redevelopment for continued retail and leisure provision, maintaining frontages along Oxford Street and St Mary's Butts, with uses including residential and offices on upper floors.

Hosier Street

Proposal Site RC2e: New high-quality civic core, providing a new Civic Offices building, along with a mix of other uses including residential and supporting community uses and new open spaces. Development will also

include a new arts venue to replace the Hexagon, a new central library and a replacement site for the street market.

Policy RC3: East Side Major Opportunity Area
Reading Prison

Proposal Site RC3b: Prison building itself is of historical significance and is listed, and will be retained. The building would be used for residential, commercial offices or a hotel. Development should enhance the setting of the Abbey ruins.

Forbury Retail Park

Proposal Site RC3c: This site would be the focus of the new residential community, and, alongside residential, additional retail, leisure and community uses at a scale to serve the Kenavon Drive area would be appropriate. It should include a new area of open space. Implementing this policy may involve complete redevelopment or using new additional development to improve the existing urban form of the area.

Policy RC4: Other Opportunity Sites

9-27 Greyfriars Road

Proposal site RC4d: Residential and/or office development

2-8 The Forbury & 19-22 Market Place

Proposal site RC4e: Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Preservation of historic building line.

3-10 Market Place, Abbey Hall & Abbey Square

Proposal site RC4f: Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Possible pedestrian link between Market Place and Forbury Square/Abbey Square. Rear servicing and preservation of historic building line.

37-43 Market Place

Proposal site RC4g: Retail and related uses on ground floor with residential and/or offices on upper floors, designed to enhance contribution of site to Conservation Area. Preservation of historic building line.

The Anchorage, 34 Bridge Street

Proposal site RC4h: Water-compatible leisure and/or tourism uses

The Oracle Extension, Bridge Street & Letcombe Street

Proposal site RC4i: Development of the area between the River Kennet and Mill Lane for retail, with use of site at Letcombe Street for public car park.

Thames Valley University, Kings Road

Proposal site RC4n: Continued development to support the role of this site in providing higher and further education and maximising its contribution to the local community.

Kings Meadow Pool, Kings Meadow Road

Proposal site RC4o: Use of listed building for leisure or tourism uses compatible with and ancillary to the surrounding Kings Meadow.

Caversham Lock Island, Thames Side

Proposal site RC4p: Development for water-compatible leisure or tourism uses, including some operational development. Potential for enhanced pedestrian access.

Reading Central Library, Abbey Square

Proposal site RC4s: Residential development with some potential for offices and other town centre uses on the ground floor, only to take place when a replacement facility is operational, potentially at Hosier Street. Enhance public access to the Holy Brook.

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		1,029,480	1,027,150	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
2009		968,880		477,260
2010		1,017,900		479,890

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010

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	
2009	6,700		-140		272,290		-1,770		11,640	
2010	9,730		-3,220		219,630		1,420		8,000	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010

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
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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
2009	0	0	13,180	0	0
2010	4,630	0	65,050	0	0

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010

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 Annual Average	81,930	-840	195,540	-32,620	8,480
	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
2008/09	-1,150	200	7,080	310	-140
2009/10	1,070	-2,990	3,120	2,510	730
Total 2001-2010	-7,450	-3,920	234,580	-50,990	2,370

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010

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	
2008/09	3,730		-130		-3,680		1410		-3,600	
2009/10	-2,500		1,270		53,810		-6,060		2,630	
Total 2001- 2010	-4,580		2,640		118,830		-57,670		-18,340	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010

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

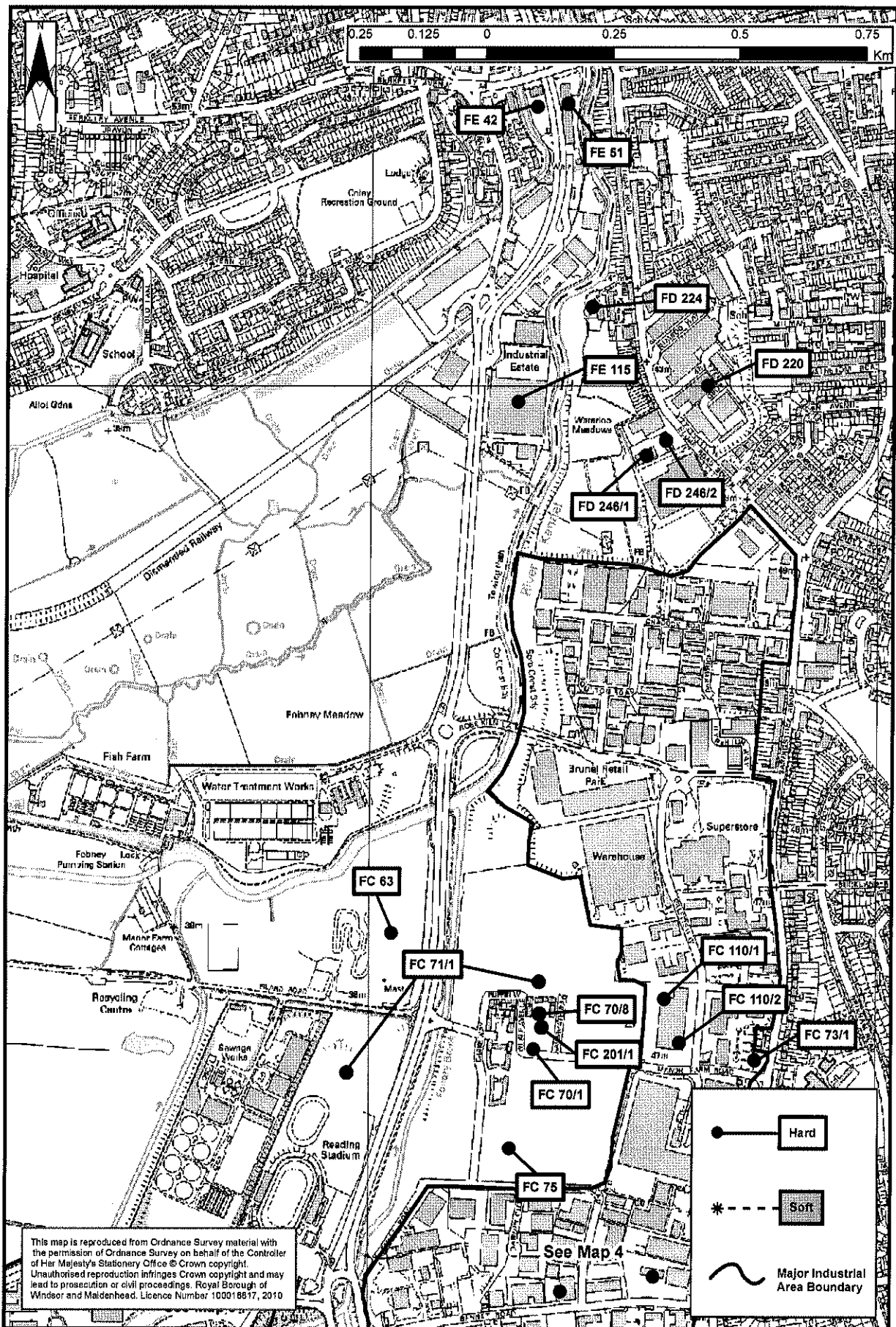


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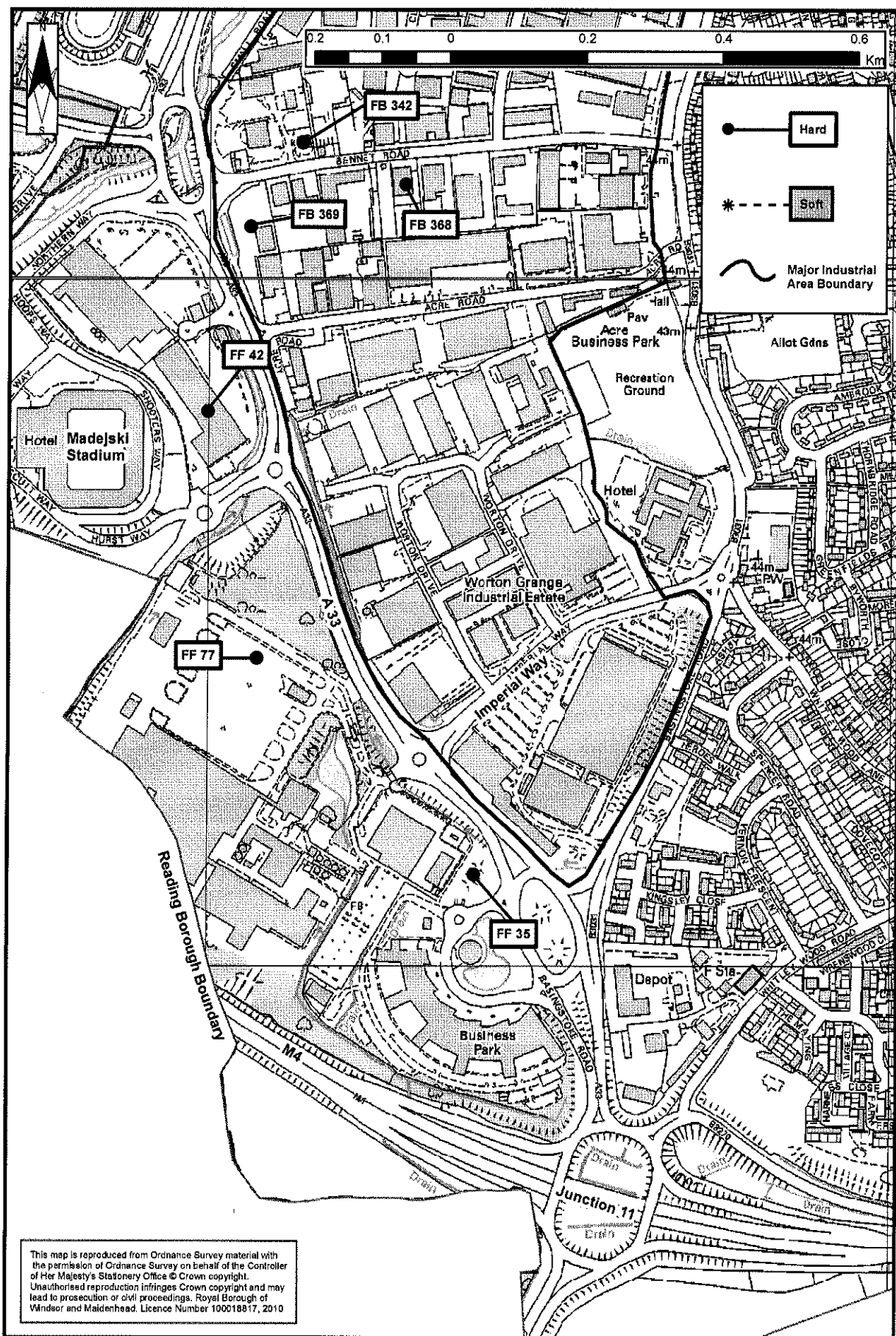


- Map 2 : Reading Town Centre
- Map 3 : Basingstoke Road North Area + Rose Kiln Lane, Boulton Road, Elgar Road & Manor Farm
- Map 4 : Basingstoke Road South Area + Acre Road, Bennet Road & Worton Grange
- Map 5 : Portman Road / Deacon Way
- Map 6 : Green Park
- Map 7 : Cardiff Road / Richfield Avenue

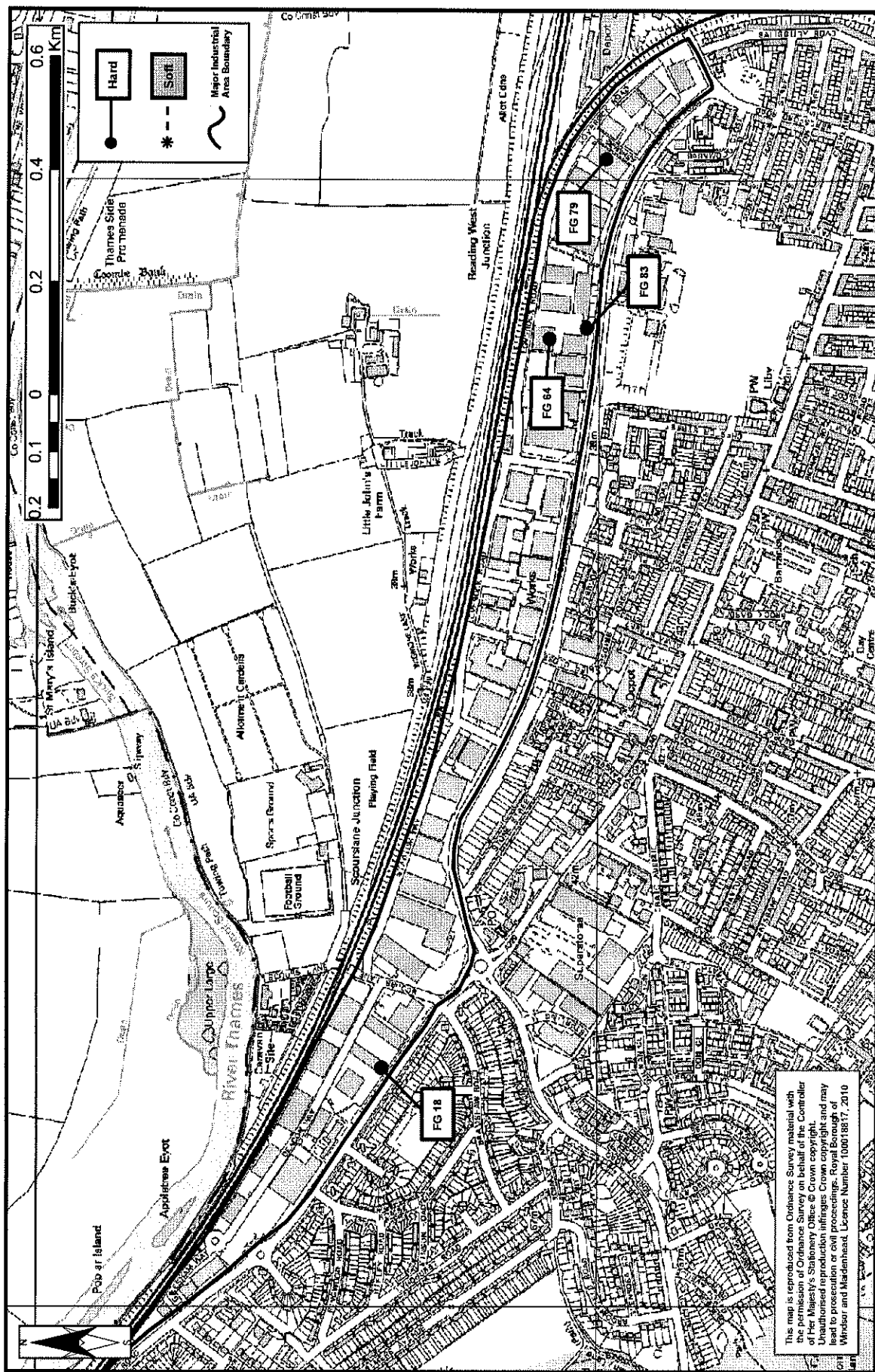
Map 1 **WARD BOUNDARIES PLUS LOCATION OF READING TOWN CENTRE & MAIN INDUSTRIAL AREAS IN THE BOROUGH**



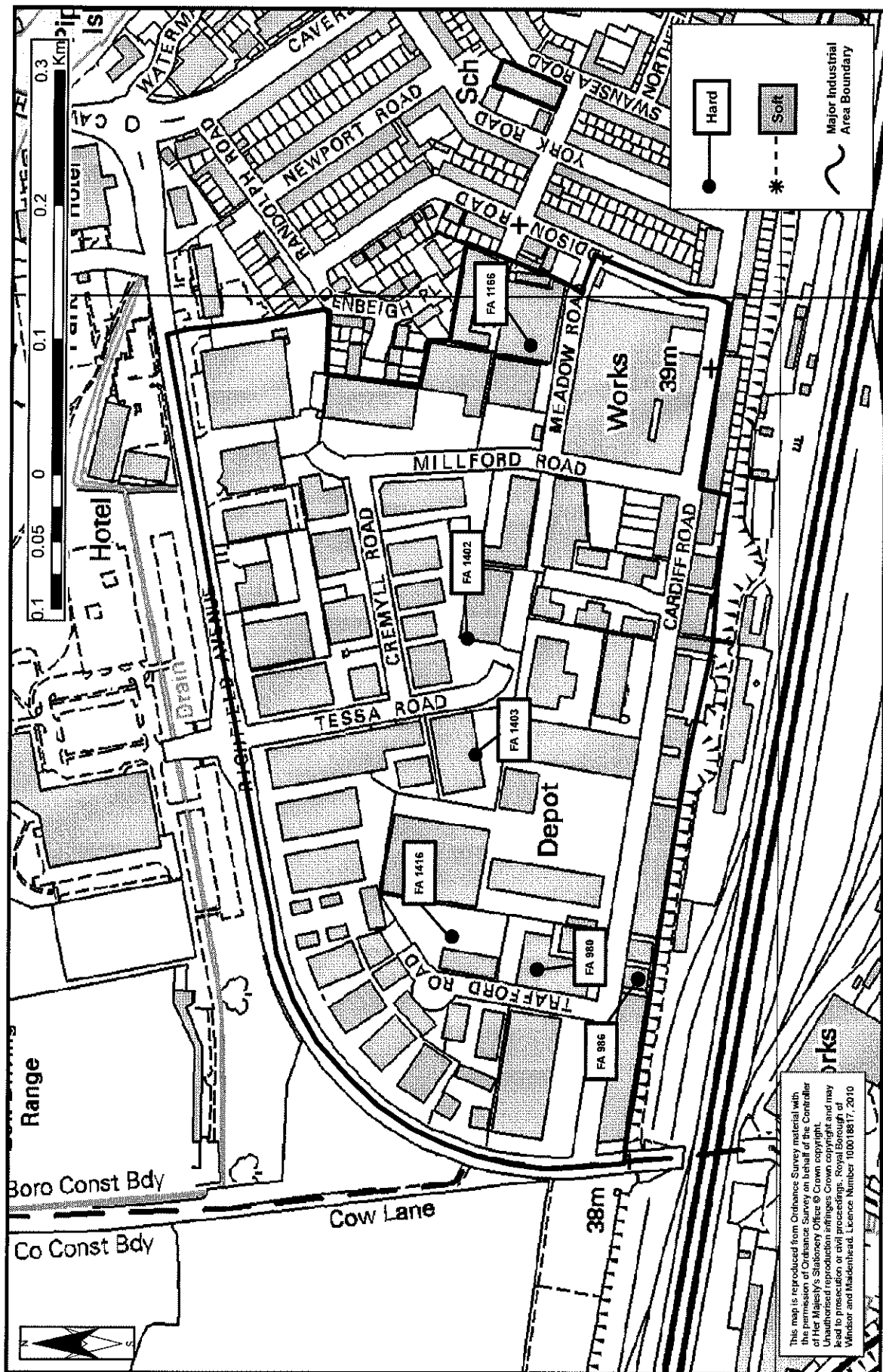
Map 3 **BASINGSTOKE ROAD NORTH AREA + ROSE KILN LANE, BOULTON ROAD, ELGAR ROAD & MANOR FARM**



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



Map 5 PORTMAN ROAD / DEACON WAY



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