

# **Planning Commitments for Housing at March 2006**

## **Reading Borough**

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

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**November 2006**

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## HOUSING COMMITMENTS IN READING BOROUGH ON PREVIOUSLY-DEVELOPED LAND & GREENFIELD SITES

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# Summary

This publication looks at commitments for housing in Reading Borough at 31 March 2006. It includes those sites that have planning permission (hard commitments) and those that have been identified in principle as being suitable for development (soft commitments).

The number of net outstanding housing commitments (hard and soft) in Reading was **3,709** on previously developed land (PDL), and **1** on greenfield (GF) sites, giving a total of **3,710** at the survey date. This publication also contains details of the number of newly permitted dwellings since 1 April 2005 on sites that were not identified as hard commitments in the previous documents, together with starts and completions for all sites in the year 1 April 2005 to 31 March 2006.

The net figures are summarised below:

	1 April 2005 – 31 March 2006								
	Newly Permitted Dwellings			Starts			Completions		
	PDL	GF	Tot	PDL	GF	Tot	PDL	GF	Tot
Reading Borough	576	0	576	732	0	732	632	24	656



**Map 1 District Boundaries in the Berkshire Area**



# **I Introduction**

- I.1 This document, which has been produced by the Joint Strategic Planning Unit, summarises the results of the 2006 Survey of Planning Commitments for Housing in Reading Borough, showing the proportion of dwellings provided on previously-developed land (PDL) and greenfield sites (GF). Figures include outstanding commitments at 31 March 2006, the number of dwellings on sites newly permitted in the previous 12 months, and dwelling starts and completions April 2005 to March 2006. Separate tables provide information on conversions, demolitions and changes of use which, when combined with the figures for new build dwellings, show the net effect of residential development on the housing stock.
- I.2 Surveys of housing commitments have been produced annually for the Berkshire area since 1976. Before 1982 the surveys recorded commitments outstanding at 30 June each year. Since 1982 the survey date has been 31 March. Information relating to conversions, demolitions and changes of use has been included since 1994.
- I.3 The notes in the first section of this report explain the definition and nature of housing commitments, the methodology involved in carrying out the survey and how to use the schedules.
- I.4 The second section contains the summary tables. These provide the total outstanding commitment figures, the number of dwellings on newly permitted sites that were not identified as hard commitments last year, and the number of dwelling starts and completions since 1 April 2005.
- I.5 The third section contains the detailed schedules of the larger housing sites which list all sites with a commitment for housing development on sites greater than 1 hectare, or sites less than 1 hectare with a net increase or decrease of ten or more dwellings. Other smaller sites are not listed individually but are, however, included in the summary tables in Section 2.
- I.6 Section 4 (if applicable) lists any sites excluded since last year's survey.
- I.7 Additional copies of this report are available from:

Joint Strategic Planning Unit  
St Mary's House  
c/o Town Hall  
St Ives Road  
MAIDENHEAD  
SL6 1RF

Tel: 01628 796525

## 2 The Definition and Nature of Housing Commitments

- 2.1 In line with Regional Planning Guidance for the South East (*RPG 9: March 2001*) which states that housing provision should be the net dwelling increase from all sources, including conversions and redevelopment, the residential commitments exercise aims to monitor not only new build development, but also changes to the housing stock arising from conversions, demolitions and changes of use. All sites which were in some way committed for housing development at 31 March 2006 are included in the survey. Both losses and gains to the housing stock are monitored.

### Conversions, Demolitions and Changes of Use

- 2.2 The impact of conversions, demolitions and changes of use has been monitored since 1994. Although every effort was made to establish a reliable database in the first year of monitoring, some undercounting of completions and sites under construction may have taken place. Such anomalies have diminished over time.

### Definitions

- 2.3 For the purposes of this survey, the following definitions have been used:
- **Previously-developed land (PDL)<sup>1</sup>** – 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.
  - **Greenfield Site (GF)<sup>1</sup>** – 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 (ie 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.
  - **Outstanding Commitment** - the total number of dwellings committed that are either under construction or not started at the time of the survey. Once a dwelling is complete, it is no longer an outstanding commitment.

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<sup>1</sup> PPG 3 Annex C: Definitions



- ❑ **Dwelling** - includes all forms of permanent residential accommodation except caravans, holiday homes, granny flats and certain types of communal housing such as old people's homes and nurses' and students' hostels.
- ❑ **Conversion** - alteration of an existing residential use to form a different number of self-contained units, e.g. conversion of a single dwelling house to three new flats.
- ❑ **Demolition** - loss of housing stock through the demolition of existing residential property.
- ❑ **Change of Use** - replacement of existing residential use by a non-residential use or vice versa, e.g. flat to retail unit or retail unit to flat.
- ❑ **Commitment** - there are two types of commitment. These are:
  - **hard commitments** : dwellings on sites which have the benefit of a valid planning permission;
  - **soft commitments** : dwellings on sites which have no formal planning permission but which have been identified in principle as being suitable for development. It includes sites over 1 hectare and sites less than 1 hectare with 10 or more dwellings.

2.4 **Soft commitments** are further divided into two categories; sites which though identified in local plans have yet to receive planning permission, and sites where the principle of development has been accepted through a formal resolution of the local authority, but the signing of legal agreements is awaited before planning permission is issued. Sites identified through the local plan process are only included when the plan reaches the deposit stage.

2.5 The inclusion of such soft commitment sites in the document and their likely dwelling capacity does not represent a legal commitment to carry out development. It is not therefore comparable with an outstanding planning permission, nor is it necessarily an indication of a site's continued acceptability for housing development. All future planning applications on these sites will be considered on their individual merits by the local planning authorities.

2.6 Dwelling capacities of soft commitments were, in most cases, identified from discussions with the Council or based on indications given at the time that the sites were originally identified.



## **Excluded Sites**

- 2.7 Each year some of the commitments identified in earlier reports are excluded from the main schedules. These include: permissions on sites greater than 1 hectare which lapsed more than 3 years previously; hard commitments of less than 1 hectare and with 10 or more dwellings which have lapsed between 1 April 2005 and 31 March 2006; sites where a permission for residential development has been superseded with a permission for a non-residential use; and soft commitment sites no longer considered suitable for residential development. Such sites, if applicable, are listed in Section 4 in this report. The dwellings on any of these sites are not included in the summary tables.

## **3 Methodology**

### **Planning Applications and Commitments System (PACS)**

- 3.1 The housing commitments surveys are updated each year using information supplied by the computerised 'Planning Applications and Commitments System' (PACS), which relies on data supplied by the Council. The survey is updated in 3 main stages as follows:
1. Using PACS, all outstanding housing commitments from the 2005 Survey were identified, together with relevant planning permissions granted between 1 April 2005 - 31 March 2006.
  2. All sites were visited by officers from either the Council and/or officers from the Joint Unit in order to obtain information on development progress (i.e. number of units completed, under construction and not started). Sites over 1ha (large sites) or less than 1ha but with a net change of 10 or more dwellings (medium sites) are listed separately in the schedules. Although the smaller sites are not listed individually, the figures are included in the summary tables.
  3. Finally, the survey information was organised and analysed, and the document prepared for publication.
- 3.2 The PACS system holds details on a wide variety of planning applications including those refused or withdrawn, and those that have gone to appeal. With regard to residential applications, information is held on types of development such as barn conversions and granny flats, on locations such as whether applications are in the Green Belt, and on progress of development.
- 3.3 An assessment is made as to whether committed development is to take place on open greenfield sites (GF) or on previously-developed land (PDL). A further distinction is made between sites within existing built-up areas and those on the periphery of, or outside, settlements.
- 3.4 Further information relating to the capabilities of PACS is available from the Joint Strategic Planning Unit.

## 4 How to Use the Detailed Schedules

### Order of Schedules

4.1 There are 3 sections detailing the following information:

- **Summary Tables:** summary of outstanding commitments for new build; demolitions, conversions and changes of use; and net figures showing size of site and split between hard commitments and soft commitments.
- **Tables b and c:** a site-by-site description of large and medium hard commitments, which includes information on new build, conversions, demolitions and changes of use, and net figures.
- **Table d soft commitments:** a list of soft commitments over 1 hectare, and less than 1 hectare with 10 or more dwellings.

### Schedule Format

4.2 Each schedule, where appropriate, contains the following items of information.

#### **Parish**

**Site Address:** the detailed large-scale maps occasionally referred to here have been included in previous documents..

**Map Number:** these numbers refer to the more general site location maps at the front of the section. The reference number is in two parts. Taking 3.12 as an example, the first number (i.e. 3) refers to the map number and the second number (i.e. 12) refers to the site number on that map.

**Application Number:** the planning application number. New sites (i.e. those granted planning permission between 1 April 2005 and 31 March 2006), and which were not covered by a previous hard permission, are marked with an asterisk (\*).

#### **Application Type**

- **Outline O/L:** a planning permission granted subject to the submission and approval of a detailed application before building can commence. In some cases, outline permissions do not specify numbers of dwellings so an assumed density of 30 dwellings per hectare has been applied.
- **Full:** includes planning permissions granted in full and those approving reserved matters.

### **Sector**

- ❑ **Private Sector:** includes dwellings built for sale by either the private or the public sector.
- ❑ **Public Sector:** includes local authority 'build for rent' schemes.
- ❑ **Housing Association:** includes sites developed by Housing Associations for rent or sale.

### **Grid Reference**

**CP No:** a parish/ward based reference number used by the Joint Unit for each UA within the Berkshire area.

### **Previously-developed land (PDL) or Greenfield site (GF)**

**Area:** site area of permission in hectares.

### **Build Type**

- ❑ **New Build:** newly built residential units.
- ❑ **De/C/Cou:** the combined effect of permitted demolitions, conversions, and changes of use.
- ❑ **Net:** new build plus or minus the effect of demolitions, conversions and changes of use.

**Number of dwellings permitted:** expressed in terms of new build, demolitions, conversions and changes of use, and net figures.

### **Building Progress (as at 31 March 2006)**

- ❑ **COMP:** units completed on site.
- ❑ **UC:** units under construction on site.
- ❑ **NS:** units not started on site.
- ❑ **OUTST:** units outstanding or still to be built on site (i.e. sum of UC and NS). This column represents the commitment outstanding on an individual site or part of site.

**Notes:** included in this column are

- (i) the developer of the site, where known;
- (ii) where appropriate, the date of completion of the phase of development, or of the whole site;
- (iii) the number of completions in brackets since the 2005 survey, expressed in terms of new build; demolitions, conversions and changes of use; and net figures;
- (iv) any other relevant information.





Map 2

WARDS IN READING BOROUGH

# 2

## **Summary Tables of Commitments**

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**Summary Tables for  
Previously-developed Land &  
Greenfield Sites**

**Summary of Outstanding Commitments for Demolitions, Conversions and Changes of Use at 31/03/2006**  
**Brownfield Developments**

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Lapsed	Local Plan	Other	TOTAL
		<10 units	>10 units						
Demolitions	-19	-12	-7	0	-19	0	0	0	0
Conversions	132	73	59	0	132	0	0	0	0
Changes of Use	182	66	43	73	182	0	0	0	0
Net Units Outstanding	295	127	95	73	295	0	0	0	0

Table 2.1b

12

**Greenfield Developments**

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Lapsed	Local Plan	Other	TOTAL
		<10 units	>10 units						
Demolitions	0	0	0	0	0	0	0	0	0
Conversions	1	1	0	0	1	0	0	0	0
Changes of Use	0	0	0	0	0	0	0	0	0
Net Units Outstanding	1	1	0	0	1	0	0	0	0

Table 2.1b



## Summary of NET Outstanding Commitments for Housing at 31/03/2006

### Brownfield Developments

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Lapsed	Local Plan	Other	TOTAL
		<10 units	>10 units						
New Build	3414	251	865	2168	3284	0	130	0	130
Demolitions, Conversions & Changes of Use	295	127	95	73	295	0	0	0	0
Net Units Outstanding	3709	378	960	2241	3579	0	130	0	130

Table 2.1c

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### Greenfield Developments

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Lapsed	Local Plan	Other	TOTAL
		<10 units	>10 units						
New Build	0	0	0	0	0	0	0	0	0
Demolitions, Conversions & Changes of Use	1	1	0	0	1	0	0	0	0
Net Units Outstanding	1	1	0	0	1	0	0	0	0

Table 2.1c

**Summary of NET New Permissions, Starts and Completions April 2005 - March 2006 by Size of Site**  
**Brownfield Developments**

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL
Demolitions	-18	0	-18	-18	-7	-25	-18	-7	-25
Conversions	92	0	92	67	0	67	-4	0	-4
Changes of Use	40	71	111	56	0	56	141	0	141
Net Units Permitted/Started/Completed	114	71	185	105	-7	98	119	-7	112

Table 2.2b

**Greenfield Developments**

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL
Demolitions	0	0	0	0	0	0	0	0	0
Conversions	0	0	0	0	0	0	0	0	0
Changes of Use	0	0	0	0	0	0	0	0	0
Net Units Permitted/Started/Completed	0	0	0	0	0	0	0	0	0

Table 2.2b

**Summary of NET New Permissions, Starts and Completions April 2005 - March 2006 by Size of Site**  
**Brownfield Developments**

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL
New Build	391	0	391	362	272	634	338	182	520
Demolitions, Conversions & Changes of Use	114	71	185	105	-7	98	119	-7	112
<b>Net Units Permitted/Started/Completed</b>	<b>505</b>	<b>71</b>	<b>576</b>	<b>467</b>	<b>265</b>	<b>732</b>	<b>457</b>	<b>175</b>	<b>632</b>

Table 2.2c

15 **Greenfield Developments**

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL	Under 1ha	1ha or over	TOTAL
New Build	0	0	0	0	0	0	24	0	24
Demolitions, Conversions & Changes of Use	0	0	0	0	0	0	0	0	0
<b>Net Units Permitted/Started/Completed</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>24</b>

Table 2.2c

**Summary of NET New Permissions, Starts and Completions April 2005 - March 2006 by Sector**  
**Brownfield Developments**

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Private	Public/HA	TOTAL	Private	Public/HA	TOTAL	Private	Public/HA	TOTAL
Demolitions	-18	0	-18	-18	-7	-25	-18	-7	-25
Conversions	92	0	92	84	-17	67	57	-61	-4
Changes of Use	40	71	111	56	0	56	141	0	141
<b>Net Units Permitted/Started/Completed</b>	<b>114</b>	<b>71</b>	<b>185</b>	<b>122</b>	<b>-24</b>	<b>98</b>	<b>180</b>	<b>-68</b>	<b>112</b>

Table 2.3b

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**Greenfield Developments**

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Private	Public/HA	TOTAL	Private	Public/HA	TOTAL	Private	Public/HA	TOTAL
Demolitions	0	0	0	0	0	0	0	0	0
Conversions	0	0	0	0	0	0	0	0	0
Changes of Use	0	0	0	0	0	0	0	0	0
<b>Net Units Permitted/Started/Completed</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 2.3b



## Summary of NET New Permissions, Starts and Completions April 2005 - March 2006 by Sector

**Brownfield Developments** \*Public/HA completion figs include 104 new build affordable comps on sites that are predominately private (272 afford comps total)

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Private	Public/HA	TOTAL	Private	Public/HA	TOTAL	Private	Public/HA*	TOTAL
New Build	365	26	391	488	146	634	248	272	520
Demolitions, Conversions & Changes of Use	114	71	185	122	-24	98	180	-68	112
<b>Net Units Permitted/Started/Completed</b>	<b>479</b>	<b>97</b>	<b>576</b>	<b>610</b>	<b>122</b>	<b>732</b>	<b>428</b>	<b>204</b>	<b>632</b>

Table 2.3c

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## Greenfield Developments

Reading Borough	NEW PERMISSIONS			STARTS			COMPLETIONS		
	Private	Public/HA	TOTAL	Private	Public/HA	TOTAL	Private	Public/HA	TOTAL
New Build	0	0	0	0	0	0	24	0	24
Demolitions, Conversions & Changes of Use	0	0	0	0	0	0	0	0	0
<b>Net Units Permitted/Started/Completed</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>24</b>

Table 2.3c

# 3

## **Summary Tables by Parish/Ward**

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## Summary of Net Commitments by Parish/Ward

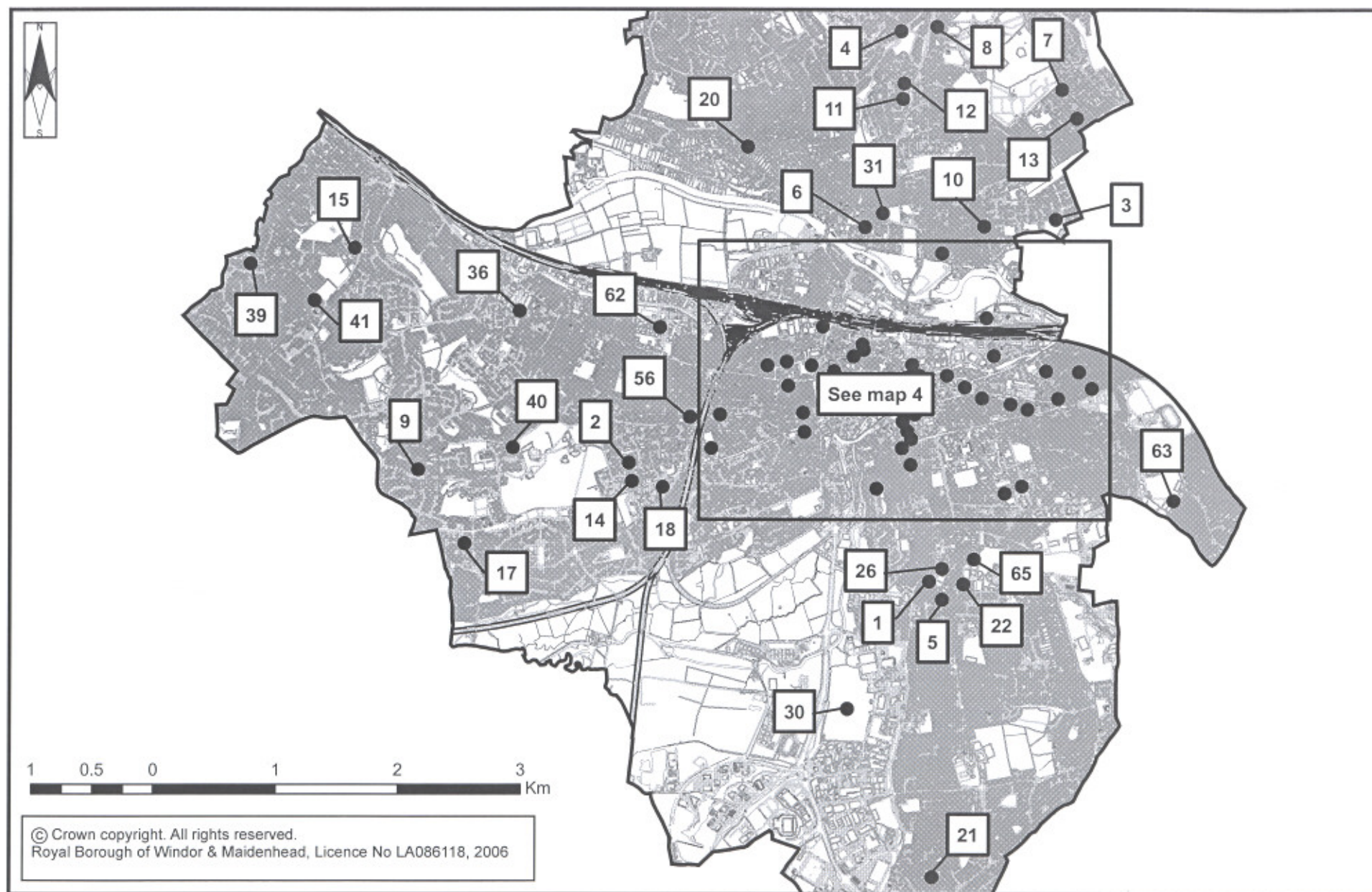
(2006 Data)

Parish/Ward	COMPLETIONS 2005-2006		TOTAL HARD & SOFT OUTST	Hard Commitments									Soft Commitments	
	New Bld	D/C/C		Less than 1 Hectare			1 Hectare or over			All Sites			Lapsed	Rest
				Private	Public	TOTAL	Private	Public	TOTAL	U/C	N/S	TOTAL		
ABBEY	73	137	1504	631	0	631	802	71	873	273	1231	1504	0	
BATTLE	12	4	386	49	22	71	315	0	315	55	331	386	0	
CAVERSHAM	49	5	164	59	0	59	105	0	105	39	125	164	0	
CHURCH	0	3	10	10	0	10	0	0	0	3	7	10	0	
KATESGROVE	31	30	175	73	52	125	0	0	0	41	84	125	0	5
KENTWOOD	3	-5	65	65	0	65	0	0	0	42	23	65	0	
MAPLEDURHAM	1	0	6	5	1	6	0	0	0	1	5	6	0	
MINSTER	0	-2	116	36	0	36	0	0	0	0	36	36	0	8
NORCOT	22	6	20	19	1	20	0	0	0	15	5	20	0	
PARK	98	1	160	38	27	65	95	0	95	20	140	160	0	
PEPPARD	25	-4	74	74	0	74	0	0	0	37	37	74	0	
REDLANDS	140	0	40	40	0	40	0	0	0	-7	47	40	0	
SOUTHCOTE	62	-60	66	9	48	57	9	0	9	44	22	66	0	
THAMES	1	-1	39	39	0	39	0	0	0	31	8	39	0	

TILEHURST (RDG)	3	-1	30	30	0	30	0	0	0	5	25	30	0	0
WHITLEY	24	-1	855	5	6	11	844	0	844	148	707	855	0	0
Total For Reading Borough	544	112	3710	1182	157	1339	2170	71	2241	747	2833	3580	0	130

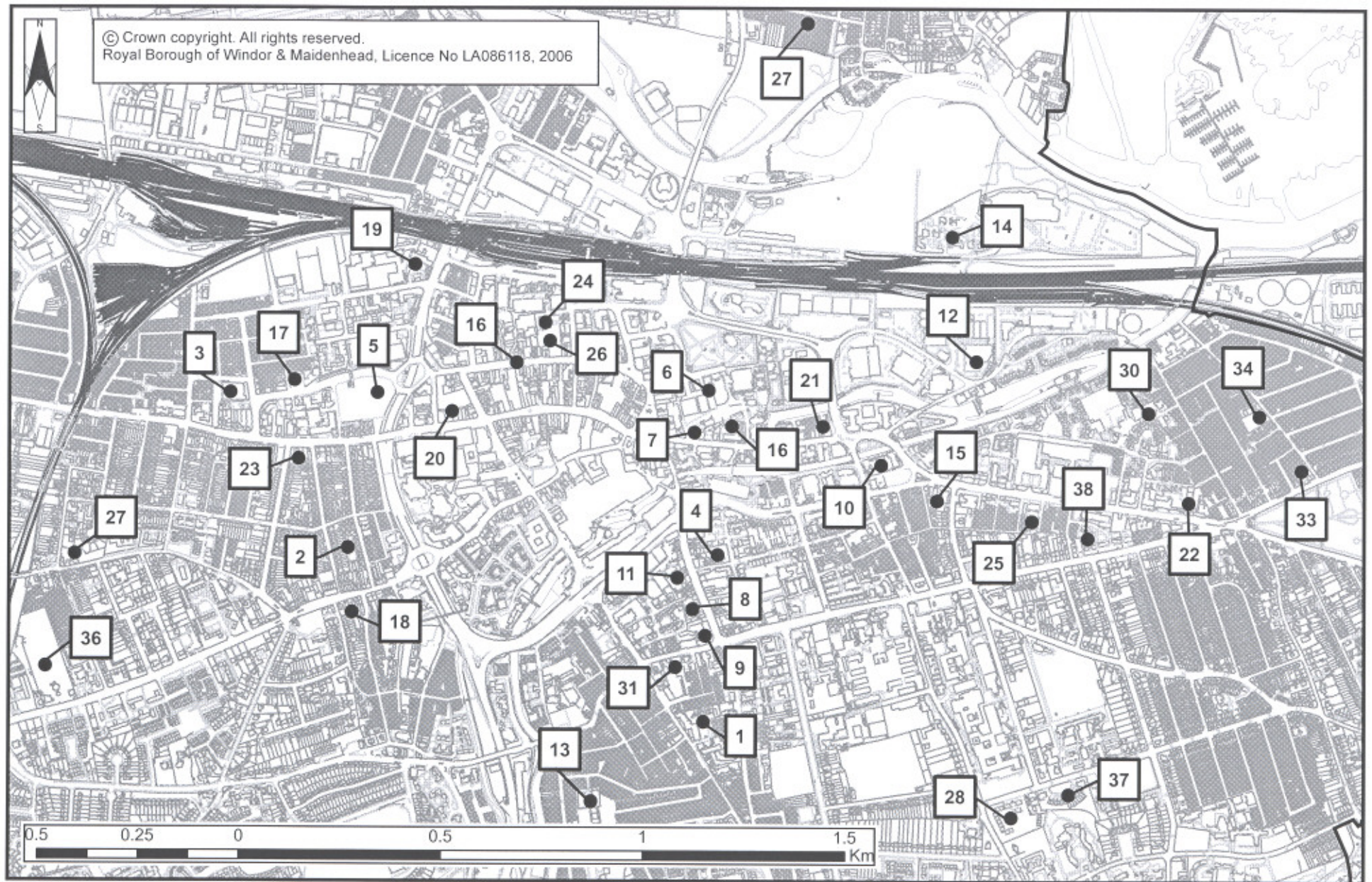
Table 3.2a





Map 3 HOUSING COMMITMENTS IN READING BOROUGH (excluding the centre).





Map 4 HOUSING COMMITMENTS IN THE CENTRE OF READING



## Hard Commitments: Net Totals - Sites of One Hectare or Over

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
ABBEY	BOOKER CASH & CARRY (See Map 0)												
ABBEY	Former Booker Cash/Carry NAPIER ROAD	4.14	204/01293 201/00803 Full	Private	SU724739 (248s)  PDL	2.05	NewBuild De/C/Co  Net	246 2  248	246 0  246	0 0  0	0 2  2	0 2  2	Developer: Kingsoak Homes/Nurdin & Peacock. Redev warehouse, erect 39x1B, 181x2B, 26x3B flats; COU of sales office/show home to 2 flats (38) New, (0) D/C/C, (38) Net
ABBEY	CHATHAM STREET COMPLEX (See Map 0)												
ABBEY	Chatham Street Car Park Complex CHATHAM STREET	4.05	205/00850 205/00849 203/00825 Full	Private	SU710735 (334)  PDL	2.06	NewBuild De/C/Co  Net	258 0  258	0 0  0	0 0  0	258 0  258	258 0  258	Developer AMEC Devs Ltd Redev car park & retail, erect 258 flats + offices, leisure, car park. Mixed use site (0) New, (0) D/C/C, (0) Net
ABBEY	LAND AT KENAVON DRIVE (See Map 0)												
ABBEY	42 KENAVON DRIVE	4.12	205/00305 Outline	Private	SU725736 (335)  PDL	2.35	NewBuild De/C/Co  Net	542 0  542	0 0  0	0 0  0	542 0  542	542 0  542	Developer Assetco Redev ind bldgs, erect 542 dwells + community fac & retail. (0) New, (0) D/C/C, (0) Net
ABBEY	Friars Walk 47 FRIAR STREET	4.16	205/00441 Full *	Housing Assoc	SU714735 (360)  PDL	1.32	NewBuild De/C/Co  Net	0 71  71	0 0  0	0 0  0	0 71  71	0 71  71	Developer Ealing Family HA COU from retail & offices to 34x1B, 37x2B flats (0) New, (0) D/C/C, (0) Net
BATTLE	BATTLE HOSPITAL (See Map 0)												
BATTLE	Battle Hospital Site 344 OXFORD ROAD	3.62	296/00020 Outline	Private	SU697738 (76s)  PDL	13.10	NewBuild De/C/Co  Net	315 0  315	0 0  0	0 0  0	315 0  315	315 0  315	Developer: Royal Berks/Battle Hosp Local Plan site: formerly "soft" (0) New, (0) D/C/C, (0) Net

## Hard Commitments: Net Totals - Sites of One Hectare or Over

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
CAVERSHAM	PEMBROKE GARDENS (See Map 0)												
CAVERSHAM	Electricity Board Depot AMERSHAM ROAD	3.03	205/00519 204/00859 RM	Private	SU727746 (123)  PDL	2.37	NewBuild De/C/Co  Net	165 0 165	60 0 60	37 0 37	68 0 68	105 0 105	Developer: Wimpey Ltd Redev of former depot to provide 165 dwellings. (49) New, (0) D/C/C, (49) Net
KATESGROVE	LAND AT SOUTHAMPTON ST (See Map 0)												
KATESGROVE	2-20 Mt Pleasant/119-151 SOUTHAMPTON STREET	4.01	200/01013 Full	Private	SU718726 (31)  PDL	1.06	NewBuild De/C/Co  Net	130 0 130	130 0 130	0 0 0	0 0 0	0 0 0	Developer: Beazer Homes Erect 81 flats, 19 houses and 30 affordable flats Completed March 2005-2006 (12) New, (0) D/C/C, (12) Net
PARK	Reading College, Green Road/ WOKINGHAM ROAD	3.63	201/01109 Outline	Private	SU740725 (62s)  PDL	7.76	NewBuild De/C/Co  Net	95 0 95	0 0 0	0 0 0	95 0 95	95 0 95	Developer Reading College Sch of Art Formerly "soft" (0) New, (0) D/C/C, (0) Net
REDLANDS	Redlane Court ADDINGTON ROAD	4.28	203/01156 Full	Housing Assoc	SU726724 (102)  PDL	1.05	NewBuild De/C/Co  Net	74 -7 67	74 -7 67	0 0 0	0 0 0	0 0 0	Developer Western Challenge HA Dem 7 dwells, erect 74 s/c key worker units. Completed March 2005-2006 (74) New, (-7) D/C/C, (67) Net
SOUTHCOTE	5-13 PARKSIDE ROAD	3.02	203/00920 Full	Private	SU696725 (43/01)  PDL	(1.37)	NewBuild De/C/Co  Net	(74) (-5) (69)	(74) (-5) (69)	(0) (0) (0)	(0) (0) (0)	(0) (0) (0)	Developer: Bewley Homes plc Dem dwells, erect 74x1/2-bed flats & 2/3/4-bed houses. Was Minster site 99/01. Completed (3) New, (0) D/C/C, (3) Net
	Rear of 15-17 PARKSIDE ROAD	3.02	203/00958 Full	Private	SU696727 (43/02)  PDL	(0.23)	NewBuild De/C/Co  Net	(9) (0) (9)	(0) (0) (0)	(0) (0) (0)	(9) (0) (9)	(9) (0) (9)	Developer: Bewley Homes Ltd Erect 6x3B dwells, 3x2B town houses. Ext to site. Was Minster site 99/02 (0) New, (0) D/C/C, (0) Net
	Parkside Gardens TOTAL	3.02			(43)	1.60	NewBuild De/C/Co  Net	83 -5 78	74 -5 69	0 0 0	9 0 9	9 0 9	3 New completed this year 0 D/C/C completed this year 3 Net completed this year



# Hard Commitments: Net Totals - Sites of One Hectare or Over

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
WHITLEY	MANOR FARM (See Map 0)												
WHITLEY	Manor Farm Sewage Treatment MANOR FARM ROAD	3.30	205/00671 RM	Private	SU715706 (39s/01)	(5.50)	NewBuild De/C/Co	(405) (0)	(6) (0)	(140) (0)	(259) (0)	(399) (0)	Developer St James Group Ltd RM for 405 dwells, plus community use and shops
					PDL		Net	(405)	(6)	(140)	(259)	(399)	(6) New, (0) D/C/C, (6) Net
	Manor Farm Sewage Works MANOR FARM ROAD	3.30	200/01216 200/01215 Outline	Private	SU707707 (39s/01R)	(19.37)	NewBuild De/C/Co	(445) (0)	(0) (0)	(0) (0)	(445) (0)	(445) (0)	Developer: Thames Water Formerly "soft". High density mixed use dev of offices, hotel & 850 dwells (incl affordable). Clearing site 2005.
					PDL		Net	(445)	(0)	(0)	(445)	(445)	(0) New, (0) D/C/C, (0) Net
	MANOR FARM TOTAL	3.30			(39s)	24.87	NewBuild De/C/Co	850 0	6 0	140 0	704 0	844 0	6 New completed this year 0 D/C/C completed this year
							Net	850	6	140	704	844	6 Net completed this year
READING BOROUGH	TOTAL FOR SITES OF ONE HECTARE OR OVER						NewBuild De/C/Cou	2758 61	590 -12	177 0	1991 73	2168 73	182 New completed this year -7 D/C/C completed this year
							Net	2819	578	177	2064	2241	175 Net completed this year

### Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
ABBEY	Rear of 26 THE FORBURY	4.06	201/01064 Full	Private	SU717735 (214)  PDL	0.10	NewBuild De/C/Co  Net	17 0  17	17 0  17	0 0  0	0 0  0	0 0  0	Developer: Chester Investments Ltd Erect 17 flats Completed March 2005-2006  (17) New, (0) D/C/C, (17) Net
ABBEY	St Lawrence Hall/Abbey Mill House ABBEY SQUARE	4.16	204/00282 Full	Private	SU718734 (260s)  PDL	0.21	NewBuild De/C/Co  Net	32 0  32	0 0  0	0 0  0	32 0  32	32 0  32	Developer: Mildmay Partnership Formerly "soft". Redev offices/PH to provide offices, rest't, 16x1B, 16x2B flats + 21 pkg spaces. Mixed use site (0) New, (0) D/C/C, (0) Net
ABBEY	118 CHATHAM STREET	4.17	200/00608 Outline	Private	SU707735 (262s)  PDL	0.06	NewBuild De/C/Co  Net	24 0  24	0 0  0	0 0  0	24 0  24	24 0  24	Developer: Mr V A Worthy Formerly "soft". Dem restaurant, erect 24 affordable flats. Site cleared 2004.  (0) New, (0) D/C/C, (0) Net
ABBEY	Oxford House 2 Cheapside/6-34 OXFORD ROAD	4.20	203/01496 Full	Private	SU712734 (272)  PDL	0.25	NewBuild De/C/Co  Net	0 66  66	0 66  66	0 0  0	0 0  0	0 0  0	Developer: Luckmore Properties Ltd COU from offices/retail to 66 flats. Completed March 2005-2006  (0) New, (66) D/C/C, (66) Net
ABBEY	6-9 Blakes Cotts, & 99-105 KINGS ROAD	4.21	204/00540 Full	Private	SU721734 (273)  PDL	0.11	NewBuild De/C/Co  Net	27 -2  25	27 -2  25	0 0  0	0 0  0	0 0  0	Developer: Lukmore Sahana Ltd. Redev club & 2 dwells to provide 1 dwell & 26 flats + new club. Completed March 2005-2006 (1) New, (0) D/C/C, (1) Net
ABBEY	139-141 OXFORD ROAD	4.23	202/00409 Full	Private	SU707733 (281)  PDL	0.04	NewBuild De/C/Co  Net	0 10  10	0 0  0	0 0  0	0 10  10	0 10  10	Developer: Leasechart Ltd. COU from offices to 10 flats  (0) New, (0) D/C/C, (0) Net
ABBEY	Shoesmith Court & 25-26A FRIAR STREET	4.26	203/01294 Full	Private	SU713735 (294)  PDL	0.31	NewBuild De/C/Co  Net	112 -12  100	0 -12  -12	112 0  112	0 0  0	112 0  112	Developer: London & Continental Inv Redev of cinema, PH & dwells to 2 hotels & 112 flats (40 affordable).  (0) New, (0) D/C/C, (0) Net
ABBEY	52-54 KINGS ROAD	4.07	205/00962 Full	Private	SU719734 (299)  PDL	0.82	NewBuild De/C/Co  Net	15 0  15	0 0  0	0 0  0	15 0  15	15 0  15	Developer: T A Fisher/1st Church Sc Dem church, erect new reading room & 2x1B, 10x2B, 3x3B flats  (0) New, (0) D/C/C, (0) Net
ABBEY	4-10 Kennet St/105-123 QUEENS ROAD	4.10	204/00792 Full	Private	SU722733 (314)  PDL	0.21	NewBuild De/C/Co  Net	82 -9  73	0 -9  -9	82 0  82	0 0  0	82 0  82	Developer: Lukmore (Urban Solutions) Redev of offices & res to 82 flats, ret/food/drink at grd level  (0) New, (0) D/C/C, (0) Net

### Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
ABBEY	Central Swimming Pool BATTLE STREET	4.03	203/00826 Outline	Private	SU706735 (322)  PDL	0.06	NewBuild De/C/Co  Net	89 0  89	0 0  0	0 0  0	89 0  89	89 0  89	Developer AMEC Devs Ltd Dem swimming pool, erect 67 private & 22 affordable dwells  (0) New, (0) D/C/C, (0) Net
ABBEY	Eldon Lodge, 196-200 KINGS ROAD	4.15	204/01458 Full	Private	SU724732 (325)  PDL	0.14	NewBuild De/C/Co  Net	0 14  14	0 14  14	0 0  0	0 0  0	0 0  0	Developer T A Fisher COU from offices to 4x1B, 10x2B flats. Completed March 2005-2006  (0) New, (14) D/C/C, (14) Net
ABBEY	10-14 CAREY STREET	4.02	204/00199 Full	Private	SU709731 (327)  PDL	0.21	NewBuild De/C/Co  Net	16 -2  14	0 0  0	0 0  0	16 -2  14	16 -2  14	Developer G H Marshall Ltd Redev light ind & 2 dwells to 4x1B, 12x2/3B dwells  (0) New, (0) D/C/C, (0) Net
ABBEY	Plasterers Arms RUPERT WALK	4.30	204/00328 Full	Private	SU729734 (329)  PDL	0.09	NewBuild De/C/Co  Net	12 0  12	12 0  12	0 0  0	0 0  0	0 0  0	Developer Catalyst Housing Group Redev of PH to provide 8x1B, 3x2B, 1x3B key worker flats. Completed March 2005-2006  (12) New, (0) D/C/C, (12) Net
ABBEY	111 CASTLE HILL	4.18	205/00087 Full *	Private	SU708729 (351)  PDL	0.00	NewBuild De/C/Co  Net	0 10  10	0 10  10	0 0  0	0 0  0	0 0  0	Developer John Cyril Parry CLE to use dwell as 11 s/c flats. Completed March 2005-2006  (0) New, (10) D/C/C, (10) Net
ABBEY	57A CAVERSHAM ROAD	4.19	205/00362 Full *	Private	SU711738 (358)  PDL	0.19	NewBuild De/C/Co  Net	60 0  60	0 0  0	60 0  60	0 0  0	60 0  60	Developer Taylor Woodrow Devs Ltd Redev night club to 17x2B, 43x1B flats  (0) New, (0) D/C/C, (0) Net
ABBEY	29-35 STATION ROAD	4.24	204/01395 Full *	Private	SU715736 (362)  PDL	0.05	NewBuild De/C/Co  Net	103 0  103	0 0  0	0 0  0	103 0  103	103 0  103	Developer Kier Property Redev offices/retail to 22-storey bldg of 103 flats & retail  (0) New, (0) D/C/C, (0) Net
BATTLE	66 TILEHURST ROAD	3.56	204/01508 Full	Housing Assoc	SU698730 (80)  PDL	0.18	NewBuild De/C/Co  Net	21 0  21	0 0  0	21 0  21	0 0  0	21 0  21	Developer: Thames Valley Housing Erect 21 flats.  (0) New, (0) D/C/C, (0) Net
BATTLE	52 TILEHURST ROAD	4.27	203/01471 Full	Private	SU703732 (105)  PDL	0.30	NewBuild De/C/Co  Net	9 6  15	0 -1  -1	9 7  16	0 0  0	9 7  16	Developer Hicks Devs Ltd Formerly "soft". Conv dwell to 7 flats, erect 9 flats. Was Abbey 324s  (0) New, (-1) D/C/C, (-1) Net



### Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
CAVERSHAM	Plots 8-10, rear 11-15 WOLSEY ROAD	3.06	203/00443 RM	Private	SU715746 (98/01)	(0.10)	NewBuild De/C/Co	(3) (0)	(0) (0)	(0) (0)	(3) (0)	(3) (0)	Developer: Thomas Fisher Homes Ltd Erect 2x3B & 1x2B terraced dwells
					PDL		Net	(3)	(0)	(0)	(3)	(3)	(0) New, (0) D/C/C, (0) Net
	Plots 1-7, rear 17-27 WOLSEY ROAD	3.06	202/01061 RM	Private	SU714746 (98/02)	(0.15)	NewBuild De/C/Co	(7) (0)	(0) (0)	(0) (0)	(7) (0)	(7) (0)	Developer: Thomas Fisher Homes Ltd Erect 3x3-bed and 4x2-bed dwellings
					PDL		Net	(7)	(0)	(0)	(7)	(7)	(0) New, (0) D/C/C, (0) Net
	Land at Wolsey Road TOTAL	3.06			(98)	0.25	NewBuild De/C/Co	10 0	0 0	0 0	10 0	10 0	0 New completed this year 0 D/C/C completed this year
							Net	10	0	0	10	10	0 Net completed this year
CAVERSHAM	21 STAR ROAD	3.10	202/00315 Full	Private	SU725746 (112)	0.10	NewBuild De/C/Co	12 0	0 0	0 0	12 0	12 0	Developer: Eagle Estates Redev of repair/tyre centre to prov 12x2B flats plus parking
					PDL		Net	12	0	0	12	12	(0) New, (0) D/C/C, (0) Net
CAVERSHAM	Former Prudential Warehouse Site PATRICK ROAD	3.31	204/01276 Full	Private	SU717745 (130)	0.28	NewBuild De/C/Co	11 0	0 0	0 0	11 0	11 0	Developer T A Fisher & Sons Redev warehouse, erect 2x2B, 1x3B, 8x4B dwells
					PDL		Net	11	0	0	11	11	(0) New, (0) D/C/C, (0) Net
CAVERSHAM	129 QUEENS ROAD	4.27	204/01101 203/01251 Full *	Private	SU722744 (131)	0.01	NewBuild De/C/Co	11 -1	0 0	0 0	11 -1	11 -1	Developer S D Properties Redev PH and flat to provide 11x2B flats
					PDL		Net	10	0	0	10	10	(0) New, (0) D/C/C, (0) Net
KATESGROVE	Commercial House 24-26 EAST STREET	4.04	203/00208 Full	Housing Assoc	SU718731 (72)	0.20	NewBuild De/C/Co	32 0	0 0	0 0	32 0	32 0	Developer: Leander plc/Th Valley HA Redev of office bldg to provide 32x 1B/2B flats. Was Abbey 297
					PDL		Net	32	0	0	32	32	(0) New, (0) D/C/C, (0) Net
KATESGROVE	12-18 CROWN STREET	4.31	204/00097 Full	Private	SU718728 (74)	0.20	NewBuild De/C/Co	11 0	11 0	0 0	0 0	0 0	Developer Imperial Property Co Formerly "soft". Erect 2x1B, 6x2B, 3x3B flats, Was Abbey 323s. Completed March 2005-2006
					PDL		Net	11	11	0	0	0	(11) New, (0) D/C/C, (11) Net
KATESGROVE	62-66 LONDON STREET	4.08	204/00089 Full	Private	SU717731 (75)	0.06	NewBuild De/C/Co	0 12	0 12	0 0	0 0	0 0	Developer Mr J Asemi COU from offices to 2x1B, 10x2B flats. Was Abbey 326. Completed March 2005-2006
					PDL		Net	12	12	0	0	0	(0) New, (12) D/C/C, (12) Net



### Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
KATESGROVE	118 - 128 LONDON STREET	4.09	205/00506 Full *	Private	SU718730 (87)	0.95	NewBuild	0	0	0	0	0	Developer B & S Ventures Ltd COU of part of office bldg to 14 res units
					PDL		De/C/Co	14	0	14	0	14	
KATESGROVE	George Palmer Primary School NORTHUMBERLAND AVENUE	3.01	205/00238 Full *	Housing Assoc	SU719717 (89)	0.25	NewBuild	20	0	20	0	20	Developer Southern Housing Group Ltd Redev educ bldgs to provide 1x1B, 6x2B, 8x3B flats & 5x4B terr dwells
					PDL		De/C/Co	0	0	0	0	0	
KATESGROVE	16A ALPINE STREET	4.13	205/00458 Full *	Private	SU715725 (91)	0.32	NewBuild	14	0	0	14	14	Developer P Bennett & J Donovan Redev warehouse/depot to 9x2B, 5x3B dwells
					PDL		De/C/Co	0	0	0	0	0	
KATESGROVE	58 - 64 & land rear of 56 - 66 NORTHUMBERLAND AVENUE	3.05	205/01419 Outline *	Private	SU722714 (92)	0.31	NewBuild	13	0	0	13	13	Developer Charterhouse Land Dem dwells, erect 9 dwells & 4 flats
					PDL		De/C/Co	-2	0	0	-2	-2	
KATESGROVE	74-76 LONDON STREET	4.11	203/01503 Full	Private	SU717731 (73)	0.11	NewBuild	5	0	0	5	5	Developer: Mr P Stevens Refurb/COU to 9x1/2B flats, redev garage to 5x1/2B mews hses. Was Abbey 321
					PDL		De/C/Co	9	0	0	9	9	
KENTWOOD	137-139 WESTWOOD ROAD	3.39	204/00763 Full	Private	SU665744 (81)	0.03	NewBuild	12	0	12	0	12	Developer Hicks Devs Ltd Dem dwells, erect 4 det dwells, 8 flats
					PDL		De/C/Co	-2	-2	0	0	0	
KENTWOOD	Kentwood House, 148 KENTWOOD HILL	3.15	205/00502 Full *	Private	SU673746 (89)	0.00	NewBuild	5	0	5	0	5	Developer Kentwood Hill Devs COU of Kentwood Hse from storage to 8 flats, erect 5 dwells
					PDL		De/C/Co	8	0	8	0	8	
MINSTER	74b Bath Road and 3-3A PARKSIDE ROAD	3.14	204/00108 Full *	Private	SU696725 (112)	0.29	NewBuild	13	0	0	13	13	Developer Hicks Development Ltd Dem dwells, erect 13 dwells. Allowed on appeal
					PDL		De/C/Co	-2	-2	0	0	0	
NORCOT	Phase I & II HONEY END LANE	3.40	201/00838 Full	Housing Assoc	SU685728 (30/01)	(0.80)	NewBuild	(47)	(46)	(1)	(0)	(1)	Developer: Gables Holdings/Airways Housing Soc. 25 flats/bungs for the elderly, 22 affordable dwellings
					PDL		De/C/Co	(0)	(0)	(0)	(0)	(0)	
							Net	(47)	(46)	(1)	(0)	(1)	(1) New, (0) D/C/C, (1) Net

### Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
	Phase III part HONEY END LANE	3.40	202/00302 Full	Housing Assoc	SU686728 (30/02)	(0.13)	NewBuild De/C/Co	(12) (0)	(12) (0)	(0) (0)	(0) (0)	(0) (0)	Developer: Airways Housing Soc. Erect 12 affordable flats instead of 12-bed care home. Completed March 2002-2003
					PDL		Net	(12)	(12)	(0)	(0)	(0)	(0) New, (0) D/C/C, (0) Net
	Rear of Chimney Court TOTAL	3.40			(30)	0.92	NewBuild De/C/Co	59 0	58 0	1 0	0 0	1 0	1 New completed this year 0 D/C/C completed this year
							Net	59	58	1	0	1	1 Net completed this year
NORCOT	Craig House CRAIG AVENUE	3.36	203/00413 Full	Housing Assoc	SU687738 (32)	0.17	NewBuild De/C/Co	18 -1	18 -1	0 0	0 0	0 0	Developer: Airways Home Ownership Dem bung & car hire storage, erect 18x2B affordable flats in 4 storeys. Completed March 2005-2006
					PDL		Net	17	17	0	0	0	(18) New, (0) D/C/C, (18) Net
NORCOT	37-47 COCKNEY HILL	3.09	205/00079 Full *	Private	SU680726 (45)	0.00	NewBuild De/C/Co	14 -1	0 -1	14 0	0 0	14 0	Developer Bancroft Developments Dem dwell, erect 14 dwells
					PDL		Net	13	-1	14	0	14	(0) New, (-1) D/C/C, (-1) Net
PARK	273 LONDON ROAD	4.33	299/00856 Full	Housing Assoc	SU733733 (43)	0.20	NewBuild De/C/Co	15 0	0 0	0 0	15 0	15 0	Developer: Northcote & Raglan HA Redev of ind/commercial to provide 5x3B dwells and 10 flats
					PDL		Net	15	0	0	15	15	(0) New, (0) D/C/C, (0) Net
PARK	59 CHOLMELEY ROAD	4.34	204/01533 Full	Housing Assoc	SU732735 (56s)	0.23	NewBuild De/C/Co	12 0	0 0	12 0	0 0	12 0	Developer: Catalyst Hsg Group Formerly "soft". Redev of PH to provide 2x2B, 6x3B, 2x4B terr dwells.
					PDL		Net	12	0	12	0	12	(0) New, (0) D/C/C, (0) Net
PARK	209-223 Eagle Star House KINGS ROAD	4.22	203/00950 Full	Private	SU730732 (65)	0.40	NewBuild De/C/Co	98 -1	98 -1	0 0	0 0	0 0	Developer: Key Start/Ealing Family HA Redev offices to 30x1B, 60x2B, 6x3B, 2x4B afford units. Was Abbey 279. Completed March 2005-2006
					PDL		Net	97	97	0	0	0	(98) New, (0) D/C/C, (98) Net
PEPPARD	Phase I/II, rear 54-74 KIDMORE END ROAD	3.04	203/00986 Full	Private	SU720767 (52/01)	(0.43)	NewBuild De/C/Co	(11) (-1)	(11) (-1)	(0) (0)	(0) (0)	(0) (0)	Developer: Elegant Homes (Annsgate) Dem no 76, erect 6x4B, 3x3B, 2x2B dwells, 1x1B & 1x2B studio flats. Completed March 2005-2006
					PDL		Net	(10)	(10)	(0)	(0)	(0)	(4) New, (0) D/C/C, (4) Net
	Rear 46-52 KIDMORE END ROAD	3.04	205/00477 Full	Private	SU719766 (52/02)	(0.15)	NewBuild De/C/Co	(6) (0)	(0) (0)	(6) (0)	(0) (0)	(6) (0)	Developer Mr & Mrs R Ivens Redev bldrs yard, erect 6 dwells.
					PDL		Net	(6)	(0)	(6)	(0)	(6)	(0) New, (0) D/C/C, (0) Net



# Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
	TOTAL	3.04			(52)	0.58	NewBuild De/C/Co Net	17 -1 16	11 -1 10	6 0 6	0 0 0	6 0 6	4 New completed this year 0 D/C/C completed this year 4 Net completed this year
PEPPARD	1-3 WOODS ROAD	3.07	204/00096 RM	Private	SU729757 (60/01) PDL	(0.40)	NewBuild De/C/Co Net	(12) (-2) (10)	(12) (-2) (10)	(0) (0) (0)	(0) (0) (0)	(0) (0) (0)	Developer: Cadogan Devs Ltd. Dem 2 dwells, erect 12x2/3B dwells. Completed March 2004-2005 (0) New, (0) D/C/C, (0) Net
	2 WOODS ROAD	3.07	204/00987 Full	Private	SU730757 (60/02) PDL	(0.10)	NewBuild De/C/Co Net	(4) (-1) (3)	(4) (-1) (3)	(0) (0) (0)	(0) (0) (0)	(0) (0) (0)	Developer: T A Fisher Dem dwell, erect 4 dwells Completed March 2005-2006 (4) New, (0) D/C/C, (4) Net
	Land at Woods Road TOTAL	3.07			(60)	0.50	NewBuild De/C/Co Net	16 -3 13	16 -3 13	0 0 0	0 0 0	0 0 0	4 New completed this year 0 D/C/C completed this year 4 Net completed this year
PEPPARD	11-15 BUCKINGHAM DRIVE	3.12	204/00607 RM	Private	SU718762 (67) PDL	0.42	NewBuild De/C/Co Net	13 -1 12	13 -1 12	0 0 0	0 0 0	0 0 0	Developer: Linden Homes Ltd Dem dwell, erect 13 dwells Completed March 2005-2006 (8) New, (0) D/C/C, (8) Net
PEPPARD	Rear 294-314 Henley Rd/18-24 HAWTHORNE ROAD	3.13	205/01078 RM *	Private	SU733757 (68) PDL	0.47	NewBuild De/C/Co Net	14 -1 13	0 -1 -1	14 0 14	0 0 0	14 0 14	Developer: Chauntry Development Allowed on appeal. Dem dwell, erect 14 dwells. (0) New, (-1) D/C/C, (-1) Net
PEPPARD	372-390 PEPPARD ROAD	3.08	205/00235 Full	Private	SU721774 (70) PDL	0.46	NewBuild De/C/Co Net	12 -2 10	0 -2 -2	0 0 0	12 0 12	12 0 12	Developer Groom Estates Ltd Dem dwells, erect 12 dwells (0) New, (-2) D/C/C, (-2) Net
PEPPARD	91 PEPPARD ROAD	3.11	205/00497 Full *	Private	SU722769 (77) PDL	0.42	NewBuild De/C/Co Net	8 6 14	0 0 0	8 6 14	0 0 0	8 6 14	Developer Berkshire Healthcare Dem ext to nurses home & 6 bungs, erect 8x3B dwell, COU of nurses home to 6 flats (0) New, (0) D/C/C, (0) Net
REDLANDS	26-28 WARWICK ROAD	3.65	204/01024 Full	Private	SU724719 (93s) PDL	0.36	NewBuild De/C/Co Net	41 -2 39	41 -2 39	0 0 0	0 0 0	0 0 0	Developer: McCarthy & Stone Formerly "soft". Dem dwells, erect 41 sheltered apartments, manager's accomm & comm fac. Comp March 2005-2006 (41) New, (0) D/C/C, (41) Net

# Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
REDLANDS	Playing Fields ADDINGTON ROAD	4.37	203/01382 Full	Private	SU727725 (101s)  GF	0.87	NewBuild De/C/Co  Net	33 0  33	33 0  33	0 0  0	0 0  0	0 0  0	Developer Kendrick Tr/Bewley Homes Formerly "soft". Erect 15x4B dwells, 18x2B flats (9 affordable). Completed March 2005-2006 (24) New, (0) D/C/C, (24) Net
REDLANDS	34 Eldon Terrace and 79 LONDON ROAD	4.25	204/00344 Full	Private	SU725731 (105)  PDL	0.12	NewBuild De/C/Co  Net	6 4  10	0 0  0	0 0  0	6 4  10	6 4  10	Developer Dr Shahid Sharif Dem car wash, COU from offices to 4 flats; erect ext to provide 2 flats, & block of 4 flats (0) New, (0) D/C/C, (0) Net
REDLANDS	3-17 NEWCASTLE ROAD	3.22	204/00889 Outline *	Private	SU722716 (112)  PDL	0.30	NewBuild De/C/Co  Net	13 -2  11	0 0  0	0 0  0	13 -2  11	13 -2  11	Developer Groom Estates Ltd Formerly "soft" L Agreement. Dem dwells, erect 2x4Bs/d, 3x3B & 8x4b terraced dwells. (0) New, (0) D/C/C, (0) Net
REDLANDS	Alexandra House 103 LONDON ROAD	4.38	205/00771 Full *	Private	SU727731 (116)  PDL	0.08	NewBuild De/C/Co  Net	11 0  11	0 0  0	0 0  0	11 0  11	11 0  11	Developer Toneprime Ltd Redev offices to 2x1B, 9x2B flats (0) New, (0) D/C/C, (0) Net
SOUTHCOTE	Pendragon Court SOUTHCOTE LANE	3.18	204/00645 Full	Housing Assoc	SU696725 (41)  PDL	0.49	NewBuild De/C/Co  Net	49 -5  44	49 -5  44	0 0  0	0 0  0	0 0  0	Developer Western Challenge HA dem dwells, erect 9x1B, 8x3B, 4x4B key worker units. Completed March 2005-2006 (49) New, (0) D/C/C, (49) Net
SOUTHCOTE	Charles Clore Court, 139 APPLEFORD ROAD	3.17	204/01424 Full	Housing Assoc	SU682720 (42)  PDL	0.42	NewBuild De/C/Co  Net	0 -16  -16	0 -60  -60	0 44  44	0 0  0	0 44  44	Developer Airways Housing Soc Remodel exist sheltered hsg scheme with bed-sits and s/c flats (0) New, (-60) D/C/C, (-60) Net
THAMES	13-15 ST PETERS HILL	3.20	205/01438 204/00521 Full	Private	SU706752 (113)  PDL	0.41	NewBuild De/C/Co  Net	14 -2  12	0 -2  -2	14 0  14	0 0  0	14 0  14	Developer T A Fisher Dem dwells, erect 9 houses, 5 flats. (0) New, (0) D/C/C, (0) Net
TILEHURST (RDG)	11-15 ARMOUR ROAD	3.41	203/00571 RM	Private	SU669740 (101)  PDL	0.13	NewBuild De/C/Co  Net	12 0  12	0 0  0	0 0  0	12 0  12	12 0  12	Developer: Airways Housing Group/ Gables Holding. Redev of bldrs yard to provide 12x2B flats plus parking Sheltered hsg. (0) New, (0) D/C/C, (0) Net
WHITLEY	61-69 WHITLEY WOOD LANE	3.21	204/01241 Full	Housing Assoc	SU718694 (45/01)  PDL	(0.20)	NewBuild De/C/Co  Net	(8) (-1)  (7)	(8) (-1)  (7)	(0) (0)  (0)	(0) (0)  (0)	(0) (0)  (0)	Developer Thames Valley HA Dem dwell, erect 2x1B flats, 5x3B, 1x4B terraced dwells. Completed March 2005-2006 (8) New, (0) D/C/C, (8) Net



# Hard Commitments: Net Totals - Sites of Less Than One Hectare With Ten or More Dwellings

Parish/Ward	Address	Map No	App No Type	Sector	Grid Ref (CP No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
	73-79 WHITLEY WOOD LANE	3.21	205/00090 Full	Housing Assoc	SU719694 (45/02)	(0.14)	NewBuild De/C/Co	(6) (0)	(0) (0)	(6) (0)	(0) (0)	(6) (0)	Developer Thames Valley HA 3x3b, 1x4B terraced dwells, & 2x2B maisonettes
					PDL		Net	(6)	(0)	(6)	(0)	(6)	(0) New, (0) D/C/C, (0) Net
	61-79 Whitley Wood Lane TOTAL	3.21			(45)	0.34	NewBuild De/C/Co	14 -1	8 -1	6 0	0 0	6 0	8 New completed this year 0 D/C/C completed this year
							Net	13	7	6	0	6	8 Net completed this year
READING BOROUGH	TOTAL FOR SITES OF LESS THAN ONE HECTARE WITH TEN OR MORE DWELLINGS						NewBuild De/C/Cou	1277 88	412 -7	396 79	469 16	865 95	296 New completed this year 33 D/C/C completed this year
							Net	1365	405	475	485	960	329 Net completed this year

**Soft Commitments: Sites of One Hectare or Over or Sites of 10 or more Dwellings - Net Figures**

Parish/Ward	Address	Map No	Ref No / Apps	Grid Ref (CP No)	Area (ha)	Units Outst	Notes
ABBEY	Reading Technical College KINGS ROAD	0.00	Ref No: 2/2004/5 Apps:	SU728734  PDL	0.00	0	Local Plan site. Unlikely to be developed for housing.
KATESGROVE	Avenue School BASINGSTOKE ROAD	3.26	Ref No: 2/2004/7 Apps:	SU721718  PDL	1.00	50	Local Plan site.
MINSTER	Thames Water Reservoir BATH ROAD	4.36	Ref No: 2/2004/9 Apps:	SU702728  PDL	2.20	80	Local Plan site.

