

# **Planning Commitments for Housing at March 2008**

## **Reading Borough**

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



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**October 2008**



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# Summary

This publication looks at commitments for housing in Reading Borough at 31 March 2008. 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 **4,441 on previously developed land (PDL)**, and **737 on greenfield (GF) sites**, giving a total of **5,178** at the survey date. There have been **269 net affordable housing completions** (these are included in the figs in the summary table below); a further **23 dwellings have been excluded on sites that have lapsed since 1 April 2007**. This publication also contains details of the number of newly permitted dwellings since 1 April 2007 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 2007 to 31 March 2008.

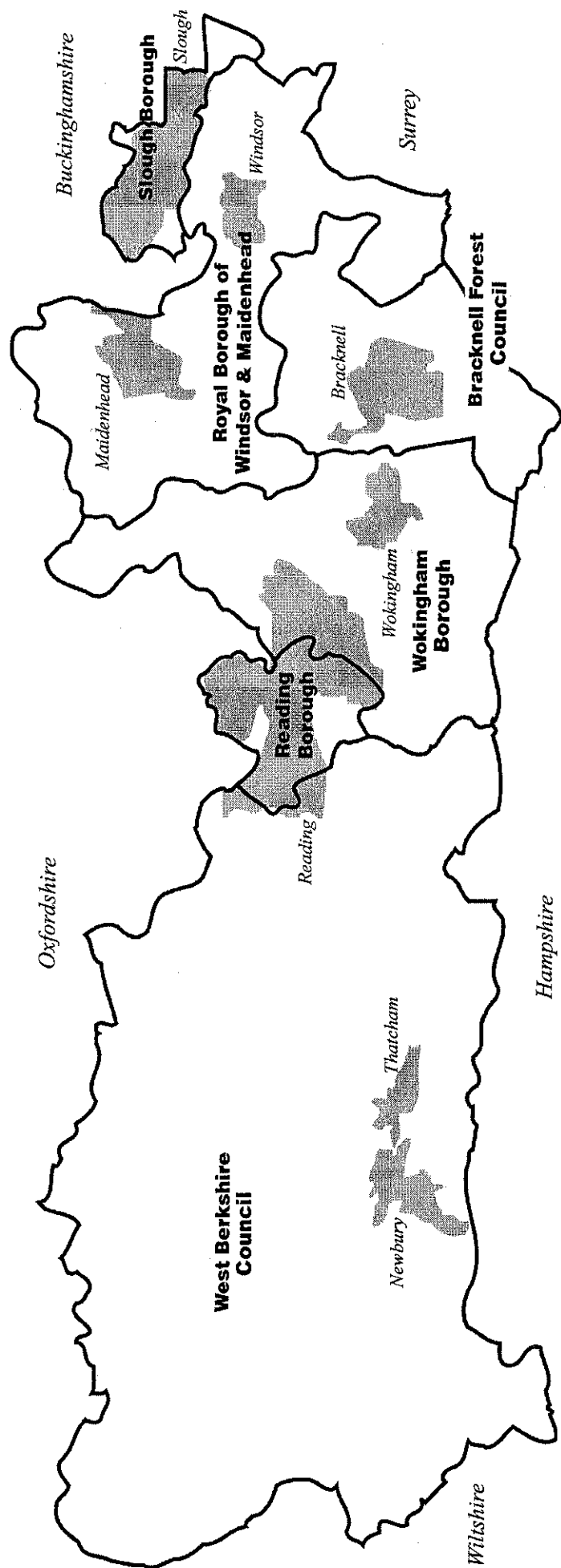
The net figures are summarised below:

	1 April 2007 – 31 March 2008								
	Newly Permitted Dwellings			Dwelling Starts			Dwelling Completions		
	PDL	GF	Tot	PDL	GF	Tot	PDL	GF	Tot
Reading Borough	520	0	520	663	0	663	837	0	837

## CHANGES IN CAPACITY TO EXISTING SITES

The capacity of a site can go up or down over a period of time before that site is finally completed. The table below indicates any such changes that have occurred since 1 April 2007 on sites that were a hard commitment at 31 March 2007. Any additional dwellings on these existing sites are NOT included in the figures above as “newly permitted dwellings”; they are included however within the overall totals for outstanding commitments, starts and completions.

	1 April 2007 – 31 March 2008					
	Large sites >1ha		Medium sites <1ha >10 net		Small sites <1ha <10 net	
	PDL	GF	PDL	GF	PDL	GF
Reading Borough	293	0	0	0	0	0



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



## **I Introduction**

- 1.1 This document, which has been produced by the Joint Strategic Planning Unit, summarises the results of the 2008 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 2008, the number of dwellings on sites newly permitted in the previous 12 months, and dwelling starts and completions April 2007 to March 2007. 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.
- 1.2 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.
- 1.3 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.
- 1.4 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 2007.
- 1.5 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.
- 1.6 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 2008 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> PPS 3 Annex B: 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.

## **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 2007 Survey were identified, together with relevant planning permissions granted between 1 April 2007 - 31 March 2008.
  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:** 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**

**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. Newly permitted sites (i.e. those granted planning permission between 1 April 2007 and 31 March 2008), 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, and RSL.

### **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.

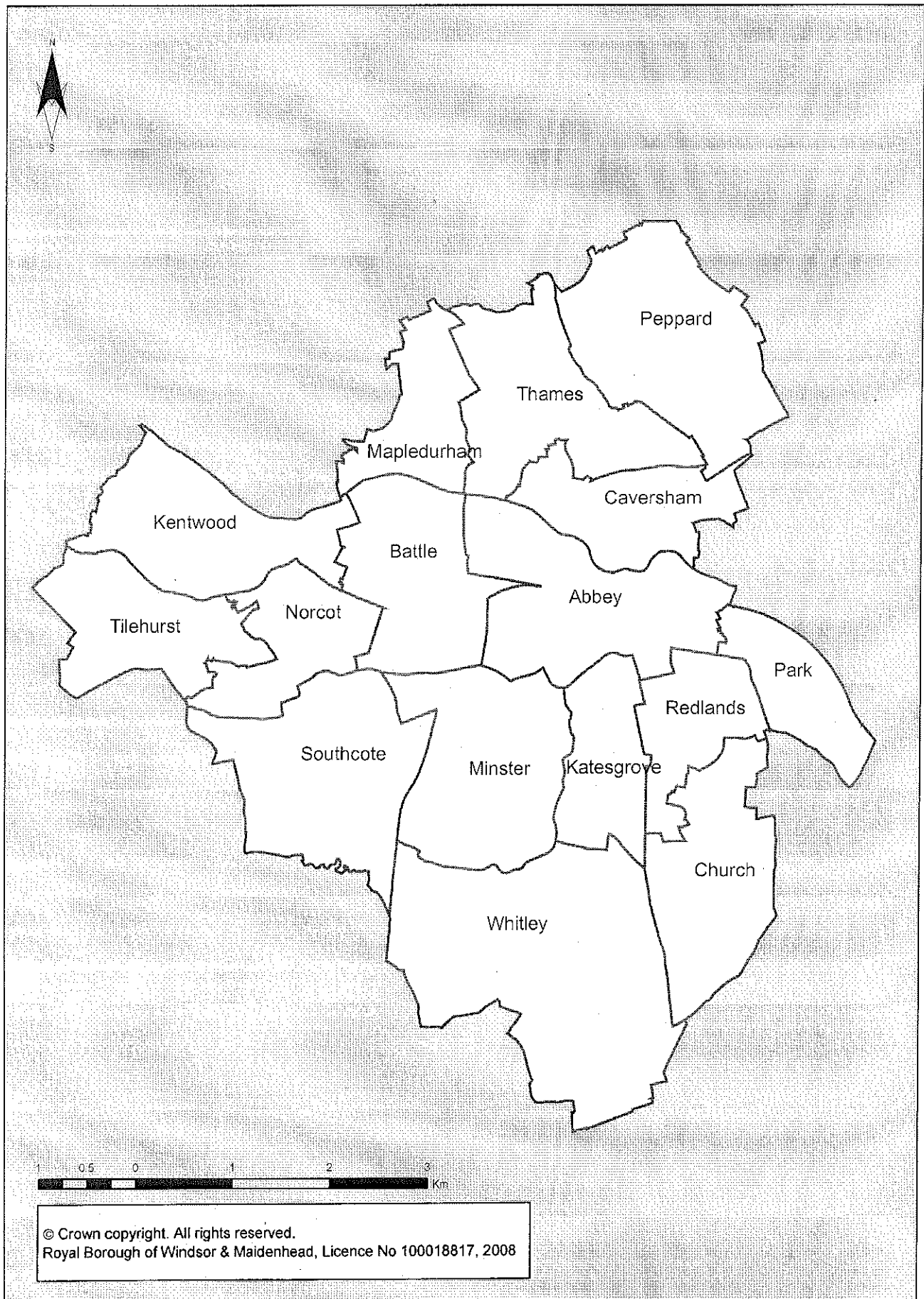
**Number of dwellings permitted:** expressed in terms of new build, demolitions, conversions and changes of use, and net figures.

### **Building Progress (as at 31 March 2008)**

- ❑ **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 2007 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 NET New Permissions, Starts and Completions April 2007 - March 2008 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	390	4	394	331	240	571	369	385	754
Demolitions, Conversions & Changes of Use	126	0	126	92	0	92	83	0	83
Net Units Permitted/Started/Completed	516	4	520	423	240	663	452	385	837

Table 2.2c

**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	0	0	0
Demolitions, Conversions & 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 2.2c

**Summary of NET New Permissions, Starts and Completions April 2007 - March 2008 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	-15	0	-15	-28	0	-28	-29	0	-29
Conversions	74	0	74	65	0	65	76	0	76
Changes of Use	67	0	67	55	0	55	36	0	36
Net Units Permitted/Started/Completed	126	0	126	92	0	92	83	0	83

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 Outstanding Commitments for Housing at 31/03/2008**  
**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	4118	281	916	2167	3364	0	130	624	754
Demolitions, Conversions & Changes of Use	323	164	86	73	323	0	0	0	0
Net Units Outstanding	4441	445	1002	2240	3687	0	130	624	754

Table 2.1c

**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	737	0	0	0	0	0	0	737	737
Demolitions, Conversions & Changes of Use	0	0	0	0	0	0	0	0	0
Net Units Outstanding	737	0	0	0	0	0	0	737	737

Table 2.1c

**Summary of Outstanding Commitments for Demolitions, Conversions and Changes of Use at 31/03/2008**  
**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	-15	-9	-6	0	-15	0	0	0	0
Conversions	71	71	0	0	71	0	0	0	0
Changes of Use	267	102	92	73	267	0	0	0	10
Net Units Outstanding	323	164	86	73	323	0	0	0	10

Table 2.1b

**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	0	0	0	0	0	0	0	0	0
Changes of Use	0	0	0	0	0	0	0	0	0
Net Units Outstanding	0	0	0	0	0	0	0	0	0

Table 2.1b





# 3

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

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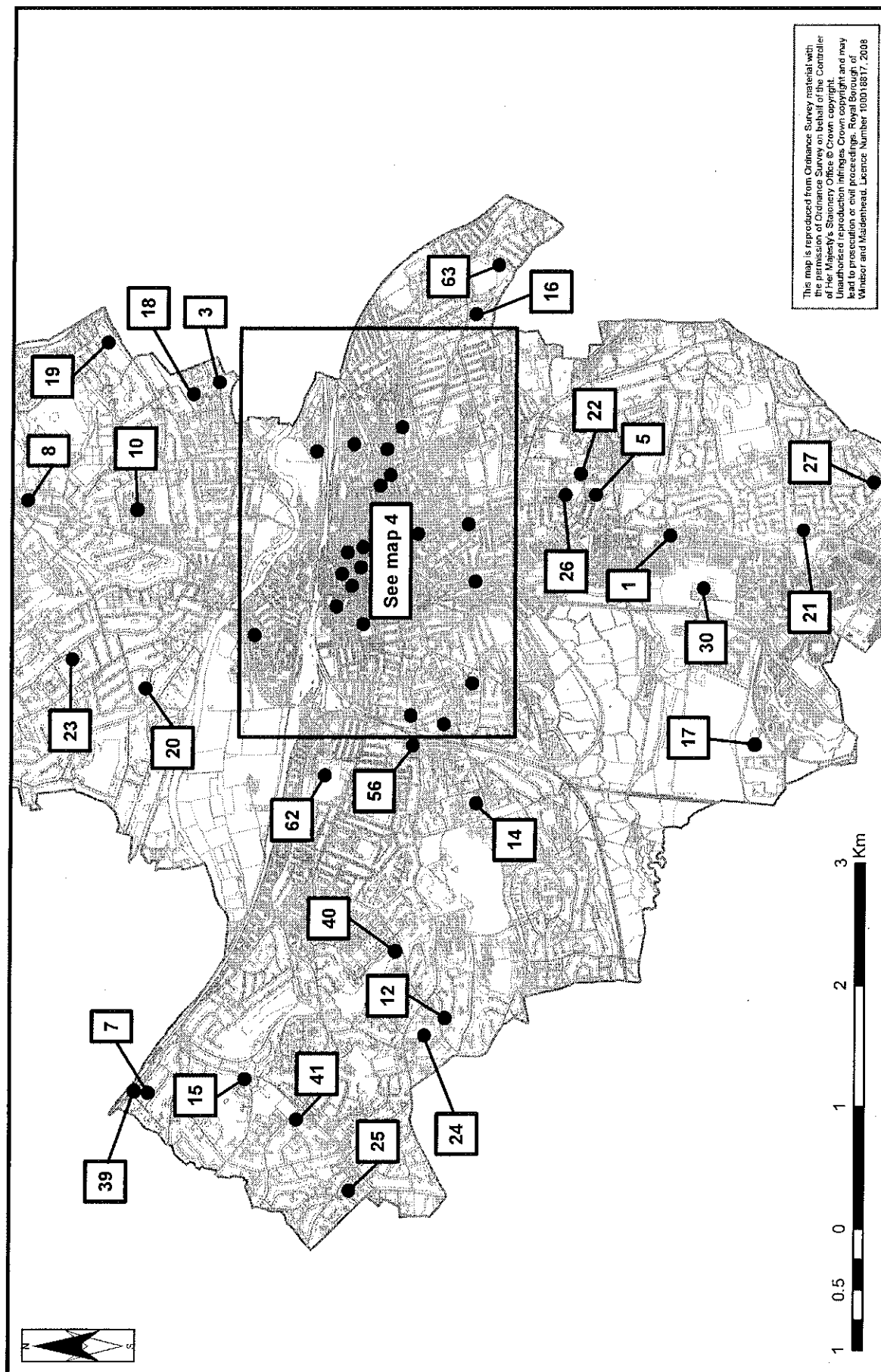
# Summary of Net Commitments by Parish/Ward

(2008 Data)

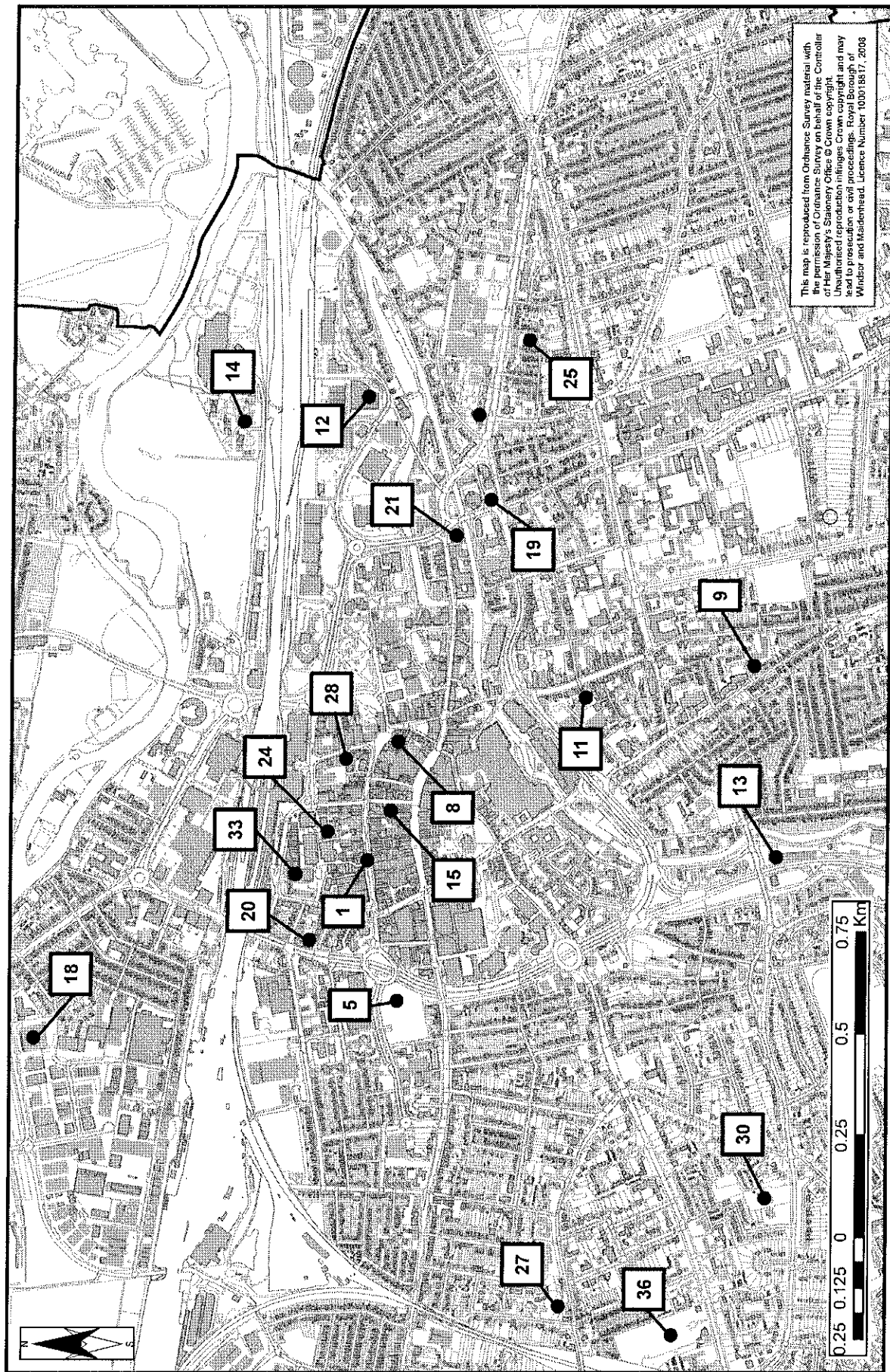
PARISH/WARD	COMPLETIONS 2007-2008		TOTAL HARD & SOFT OUTST	HARD COMMITMENTS										SOFT COMMITMENTS		
	New Bld	D/C/C		Large sites 1ha or over			Medium sites <1ha, 10 or more net dwellings			Small sites <1ha, <10 net dwellings						
				U/C	N/S	TOTAL	U/C	N/S	TOTAL	U/C	N/S	TOTAL				
ABBEY	280	20	2004	225	615	840	106	343	449	28	53	81	0	634		
BATTLE	74	21	502	93	363	456	0	0	0	9	37	46	0	0		
CAVERSHAM	53	3	68	0	0	0	23	11	34	3	31	34	0	0		
CHURCH	17	-2	18	0	0	0	0	0	0	2	16	18	0	0		
KATESGROVE	0	26	181	0	0	0	76	28	104	4	23	27	50	0		
KENTWOOD	10	6	40	0	0	0	0	23	23	0	17	17	0	0		
MAPLEDURHAM	0	-2	11	0	0	0	0	0	0	8	3	11	0	0		
MINSTER	30	2	249	0	0	0	34	112	146	2	21	23	80	0		
NORCOT	5	1	74	0	0	0	0	54	54	5	15	20	0	0		
PARK	19	8	120	37	56	93	13	0	13	5	9	14	0	0		
PEPPARD	23	-2	64	0	0	0	13	14	27	9	28	37	0	0		
REDLANDS	6	10	44	0	0	0	0	21	21	-3	26	23	0	0		
SOUTHCOTE	6	0	11	0	0	0	0	0	0	6	5	11	0	0		

PARISH/WARD	COMPLETIONS 2007-2008		TOTAL HARD & SOFT OUTST	HARD COMMITMENTS											SOFT COMMITMENTS		
	New Bid	D/C/C		Large sites 1ha or over			Medium sites <1ha, 10 or more net dwellings			Small sites <1ha, <10 net dwellings							
				U/C	N/S	TOTAL	U/C	N/S	TOTAL	U/C	N/S	TOTAL	L Plan	Others			
THAMES	21	-6	62	0	4	4	5	18	23	18	17	35	0	0			
TILEHURST (RDG)	14	-3	98	0	0	0	0	69	69	18	11	29	0	0			
WHITLEY	196	1	1632	93	754	847	17	12	29	3	16	19	0	737			
Total For Reading Borough	754	83	5178	448	1792	2240	287	705	992	117	328	445	130	1371			

Table 3.2a



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



# 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/Cou  Net	246 2  248	246 0  246	0 0  0	0 2  2	0 2  2	Developer: KingsOak Homes/Nuridin & Peacock. Redev warehouse, erect 39x1B, 181x2B, 26x3B flats, COU of sales office/show home to 2 flats (0) New, (0) D/C/C, (0) Net
ABBEY	CHATHAM STREET COMPLEX (See Map 0)												
ABBEY	Chatham Street Car Park Complex CHATHAM STREET	4.05	205/00849 203/00825 Full	Private	SU710735 (334)  PDL	2.06	NewBuild De/C/Cou  Net	307 0  307	96 0  96	211 0  211	0 0  0	211 0  211	Developer AMEC Devs Ltd Redev car park & retail, erect 307 flats (incl 96 afford) + offices, leisure, car park. Mixed use site (96) New, (0) D/C/C, (96) 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/Cou  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	4.01	205/00441 Full	Housing Assoc	SU714735 (360)  PDL	1.32	NewBuild De/C/Cou  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
ABBEY	173 - 175 FRIAR STREET	4.08	206/01560 Full	Private	SU716735 (401)  PDL	1.32	NewBuild De/C/Cou  Net	14 0  14	0 0  0	14 0  14	0 0  0	14 0  14	Developer Cityscape Properties Ltd Refurb shops/offices, part dem, erect health club and 14 dwells (0) New, (0) D/C/C, (0) Net
BATTLE	BATTLE HOSPITAL (See Map 0)												

# 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
BATTLE	Battle Hospital 344 OXFORD ROAD	3.62	206/00010 Full	Private	SU698736 (76s/01)	(5.24)	NewBuild De/C/Cou	(65)	(0)	(0)	(65)	(65)	Developer Tesco Stores Ltd Retail, restaurant, petrol station, POS and 65 res units
							Net	(65)	(0)	(0)	(65)	(65)	(0) New, (0) D/C/C, (0) Net
	Battle Hospital Site 344 OXFORD ROAD	3.62	296/00020 206/00011 Full	Private	SU698736 (76s/02)	(3.12)	NewBuild De/C/Cou	(435)	(44)	(93)	(298)	(391)	Developer: Kingsoak LPlan site. Blocks C 40, E 23, G 16, H 27, J 7, + healthcare facility, POS.
							Net	(435)	(44)	(93)	(298)	(391)	(44) New, (0) D/C/C, (44) Net
	BATTLE HOSPITAL TOTAL	3.62			(76s)	8.36	NewBuild De/C/Cou	500	44	93	363	456	44 New completed this year
							De/C/Cou	0	0	0	0	0	0 D/C/C completed this year
							Net	500	44	93	363	456	44 Net completed this year
CAVERSHAM	PEMBROKE GARDENS (See Map 0)												
CAVERSHAM	Electricity Board Depot AMERSHAM ROAD	3.03	206/00378 205/00519 204/00859 Full	Private	SU727746 (123)	2.37	NewBuild De/C/Cou	173	173	0	0	0	Developer: Wimpey Ltd Redev of former depot to provide 173 dwellings. Completed March 2007-2008
							Net	173	173	0	0	0	(53) New, (0) D/C/C, (53) Net
							NewBuild De/C/Cou	93	0	37	56	93	Developer Wimpey Erect 33 apartments, 6 det, 34 s/d, 20 terraced dwellings (incl 11 afford s/d & terr) or 74 apartments, 18 (10 aff) s/d, 1 aff det, student
PARK	Reading College, Green Road/ WOKINGHAM ROAD	3.63	207/01013 207/00741 RM	Private	SU739723 (62s)	1.82	NewBuild De/C/Cou	0	0	0	0	0	(0) New, (0) D/C/C, (0) Net
							Net	93	0	37	56	93	Developer Dorrington Queensway Ltd Dem 21 garages, erect 4x4B dwells
THAMES	Field View Estate FIELD VIEW	3.10	207/00575 Full *	Private	SU719753 (134)	1.20	NewBuild De/C/Cou	4	0	0	4	4	(0) New, (0) D/C/C, (0) Net
WHITLEY	KENNET ISLAND (See Map 0)												
WHITLEY	Phase 1 Blocks H, M, T, U1, U2 MANOR FARM ROAD	3.30	206/00579 205/00671 RM	Private	SU715706 (39s/01)	(4.00)	NewBuild De/C/Cou	(303)	(303)	(0)	(0)	(0)	Developer St James Group Ltd Addit 7 units in Block T, part s'eded by 39s/01B, H (75), M (35), T (82), U1 (55), U2 (56). Comp March 2007-2008
							Net	(303)	(303)	(0)	(0)	(0)	(192) New, (0) D/C/C, (192) Net
							Net	(303)	(303)	(0)	(0)	(0)	



# 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
	Phase 1B Blocks E, F, O and Q MANOR FARM ROAD	3.30	207/00398 RM	Private	SU715706 (39s/01B)  PDL	(1.70)	NewBuild De/C/Cou  Net	(128) (0) (128)	(0) (0) (0)	(93) (0) (93)	(35) (0) (35)	(128) (0) (128)	Developer St James Group Blocks E, F, O and Q. RM to increase number of res units from 103 to 128  (0) New, (0) D/C/C, (0) Net
	Manor Farm Sewage Works MANOR FARM ROAD	3.30	205/00548 200/01216 Outline	Private	SU715706 (39s/01R)  PDL	(19.37)	NewBuild De/C/Cou  Net	(639) (0) (639)	(0) (0) (0)	(0) (0) (0)	(639) (0) (639)	(639) (0) (639)	Developer Foundry/Kennet Props Rest of site for high density mixed use dev of offices, hotel & res (incl affordable). (0) New, (0) D/C/C, (0) Net
	Phase 2 Blocks P, S, part V and N MANOR FARM ROAD	3.30	207/01662 RM	Private	SU715706 (39s/02)  PDL	(1.50)	NewBuild De/C/Cou  Net	(80) (0) (80)	(0) (0) (0)	(0) (0) (0)	(80) (0) (80)	(80) (0) (80)	Developer St James Group Blocks P (24), S (27), part Block V (11) and part Block N (18)  (0) New, (0) D/C/C, (0) Net
	KENNET ISLAND TOTAL	3.30			(39s)	26.57	NewBuild De/C/Cou  Net	1150 0 1150	303 0 303	93 0 93	754 0 754	847 0 847	192 New completed this year 0 D/C/C completed this year 192 Net completed this year
READING BOROUGH	TOTAL FOR SITES OF ONE HECTARE OR OVER						NewBuild De/C/Cou  Net	3029 73 3102	862 0 862	448 0 448	1719 73 1792	2167 385 73 0 2240 385	New completed this year D/C/C completed this year 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	St Lawrence Hall/Abbey Mill ABBEY SQUARE	4.16	204/00282 Full	Private	SU718734 (260s)	0.21	NewBuild De/C/Cou	32	32	0	0	0	Developer: Midmay Partnership Redev offices/PH to offices, resttt, 16x1B, 16x2B flats + 21 pkg spaces. Mixed use site. Comp March 2007-2008 (32) New, (0) D/C/C, (32) Net
ABBEY	139-141 OXFORD ROAD	4.23	202/00409 Full	Private	SU707733 (281)	0.04	NewBuild De/C/Cou	10	0	0	0	10	Developer: Leasechart Ltd. COU from offices to 10 flats.
ABBEY	52-54 KINGS ROAD	4.07	205/00962 Full	Private	SU719734 (299)	0.82	NewBuild De/C/Cou	15	15	0	0	10	(0) New, (0) D/C/C, (0) Net
ABBEY	4-10 Kennet SU/105-123 QUEENS ROAD	4.10	205/01334 204/00792 Full	Private	SU722733 (314)	0.21	NewBuild De/C/Cou	82	82	0	0	0	Developer: T A Fisher/1st Church Sc Dem church, erect new reading room & 2x1B, 10x2B, 3x3B flats. Completed March 2007-2008 (15) New, (0) D/C/C, (15) Net
ABBEY	Central Swimming Pool BATTLE STREET	4.03	203/00826 Outline	Private	SU706735 (322)	0.06	NewBuild De/C/Cou	89	0	0	0	89	Developer: Lukmore (Urban Solutions) Redev of offices & res to 82 flats, ref/food/drink at grd level. Completed March 2007-2008 (82) New, (0) D/C/C, (82) Net
ABBEY	10-14 CAREY STREET	4.02	204/00199 Full	Private	SU709731 (327)	0.21	NewBuild De/C/Cou	16	0	0	0	16	Developer: AMEC Devs Ltd Dem swimming pool, erect 67 private & 22 affordable dwells (0) New, (0) D/C/C, (0) Net
ABBEY	29-35 STATION ROAD	4.24	204/01395 Full	Private	SU715736 (362)	0.05	NewBuild De/C/Cou	103	0	0	0	103	Developer: G H Marshall Ltd Redev light ind & 2 dwells to 4x1B, 12x2/3B dwells (0) New, (-2) D/C/C, (-2) Net
ABBEY	Trafalgar House RICHFIELD AVENUE	4.18	206/00114 Full	Private	SU710744 (378)	0.00	NewBuild De/C/Cou	48	48	0	0	0	Developer: Kier Property Redev offices/retail to 22-storey bldg of 103 flats & retail (0) New, (0) D/C/C, (0) Net
ABBEY	17-23 QUEEN VICTORIA STREET	4.15	206/00511 Full	Private	SU715735 (380)	0.00	NewBuild De/C/Cou	13	0	0	0	13	Developer: Barratt Maidenhead Dem office bldg, erect 48 1B/2B aparts. Completed March 2007-2008 (48) New, (0) D/C/C, (48) Net
ABBEY													Developer: Metropolitan & City Props COU of 1st/2nd/3rd floors from offices to 4x2B, 8x1B, 1 studio flats (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	120 KINGS ROAD	4.21	206/00274 Full	Private	SU721733 (382)	0.00	NewBuild De/C/Cou	108	0	0	108	108	Developer Kenavca Dem office bldg, erect 108 apts
ABBEY	20-24 VACHEL ROAD	4.20	206/00799 Full	Private	SU712736 (390)	0.03	NewBuild De/C/Cou	11	0	11	0	11	(0) New, (0) D/C/C, (0) Net
ABBEY	9 - 15 BLAGRAVE STREET	4.28	206/01289 Full	Private	SU715736 (395)	0.00	NewBuild De/C/Cou	14	0	14	0	14	Developer Tenniel Ltd COU of office bldg to 12x1B, 2x2B flats, office on gnd fl.
ABBEY	Sun Life House 85 - 103 QUEENS ROAD	4.19	207/00302 206/00650 Full *	Private	SU722732 (403)	0.63	NewBuild De/C/Cou	81	0	81	0	81	(0) New, (0) D/C/C, (0) Net
ABBEY	Talisman House 181-183 KINGS ROAD	4.17	207/01354 Full *	Private	SU725733 (414)	0.09	NewBuild De/C/Cou	14	0	14	0	14	Developer Budelli Constr. Redev offices to 81 flats + commercial and offices
BATTLE	66 TILEHURST ROAD	3.56	204/01508 Full	Housing Assoc	SU698730 (80)	0.18	NewBuild De/C/Cou	21	21	0	0	21	(0) New, (0) D/C/C, (0) Net
BATTLE	52 TILEHURST ROAD	4.27	203/01471 Full	Private	SU703732 (105)	0.30	NewBuild De/C/Cou	9	9	0	0	9	Developer: Thames Valley Housing Erect 21 flats. Completed March 2007-2008
CAVERSHAM	21 STAR ROAD	3.10	206/00319 Full	Private	SU724747 (112)	0.10	NewBuild De/C/Cou	12	0	12	0	12	(21) New, (0) D/C/C, (21) Net
CAVERSHAM	Former Prudential Warehouse Site PATRICK RPAD	3.31	206/00420 Full	Private	SU716745 (130)	0.28	NewBuild De/C/Cou	11	0	11	0	11	Developer Hicks Devs Ltd Formerly "soft". Conv dwell to 7 flats, erect 9 flats. Was Abbey 324s. Completed March 2007-2008
					PDL		Net	15	15	0	0	0	(9) New, (0) D/C/C, (9) Net
					PDL		Net	12	0	12	0	12	Developer: Eagle Estates Redev of repair/tyre centre to prov 12x2B flats plus parking
					PDL		Net	12	0	12	0	12	(0) New, (0) D/C/C, (0) Net
					PDL		Net	11	0	11	0	11	Developer T A Fisher & Sons Redev warehouse, erect 2x2B, 1x3B, 8x4B terr dwells
					PDL		Net	11	0	11	0	11	(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
CAVERSHAM	129 QUEENS ROAD	4.27	204/01101 203/01251 Full	Private	SU722744 (131) PDL	0.01	NewBuild De/C/Cou Net	11 -1 10	0 -1 -1	0 0 0	11 0 11	11 0 11	Developer S D Properties Redev PH and flat to provide 11x2B flats (0) New, (-1) D/C/C, (-1) Net
KATESGROVE	Commercial House 24-26 EAST STREET	4.04	203/00208 Full	Housing Assoc	SU718731 (72) PDL	0.20	NewBuild De/C/Cou Net	32 0 32	0 0 0	32 0 32	0 0 0	32 0 32	Developer: Leander plc/Th Valley HA Redev of office bldg to provide 32x 1B/2B flats. Was Abbey 297 (0) New, (0) D/C/C, (0) Net
KATESGROVE	118 - 128 LONDON STREET	4.09	205/00506 Full	Private	SU718730 (87) PDL	0.95	NewBuild De/C/Cou Net	0 14 14	0 14 14	0 0 0	0 0 0	0 0 0	Developer B & S Ventures Ltd COU of part of office bldg to 14 res units. Completed March 2007-2008 (0) New, (14) D/C/C, (14) Net
KATESGROVE	George Palmer Primary School NORTHUMBERLAND AVENUE	3.01	205/00238 Full	Housing Assoc	SU719717 (89) PDL	0.25	NewBuild De/C/Cou Net	20 0 20	0 0 0	20 0 20	0 0 0	20 0 20	Developer Southern Housing Group Ltd Redev educ bldgs to provide 1x1B, 6x2B, 8x3B flats & 5x4B terr dwells (0) New, (0) D/C/C, (0) Net
KATESGROVE	16A ALPINE STREET	4.13	207/01392 Full	Private	SU715725 (91) PDL	0.32	NewBuild De/C/Cou Net	14 0 14	0 0 0	0 0 0	14 0 14	14 0 14	Developer Hodson Devs Redev warehouse/depot to 14x3B dwells (0) New, (0) D/C/C, (0) Net
KATESGROVE	58 - 64 & land rear of 56 - 66 NORTHUMBERLAND AVENUE	3.05	207/00011 RM	Private	SU722714 (92) PDL	0.41	NewBuild De/C/Cou Net	13 -2 11	0 -2 -2	13 0 13	0 0 0	13 0 13	Developer Soha Homes Dem dwells, erect 13 dwells (0) New, (-2) D/C/C, (-2) Net
KATESGROVE	The Old School SOUTHAMPTON STREET	4.09	207/01385 206/00376 Full *	Private	SU718726 (100) PDL	0.13	NewBuild De/C/Cou Net	0 11 11	0 0 0	0 11 11	0 0 0	0 11 11	Developer Parkcroft Devs COU of grade II listed bldg from school, office, youth centre to 11 apart, + arts centre & office. (0) New, (0) D/C/C, (0) Net
KATESGROVE	74-76 LONDON STREET	4.11	203/01503 Full	Private	SU717731 (73) PDL	0.11	NewBuild De/C/Cou Net	5 9 14	0 0 0	0 0 0	5 9 14	5 9 14	Developer: Mr P Stevens Refurb/COU to 9x1/2B apart, reddev garage to 5x1/2B mews hses. Was Abbey 321 (0) New, (0) D/C/C, (0) Net
KENTWOOD	Kentwood House, 148 KENTWOOD HILL	3.15	205/00502 Full	Private	SU673746 (89) PDL	0.00	NewBuild De/C/Cou Net	5 8 13	5 8 13	0 0 0	0 0 0	0 0 0	Developer Kentwood Hill Devs COU of Kentwood Hse from storage to 8 flats, erect 5 dwells. Completed March 2007-2008 (5) New, (8) D/C/C, (13) 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
KENTWOOD	1025 - 1027 OXFORD ROAD	3.07	207/00706 RM	Private	SU672752 (92)	0.00	NewBuild De/C/Cou	12	0	0	12	12	Developer Cubitt Homes Dem dwells, erect 12 flats in 2 blocks
KENTWOOD	Land adj The Roebuck Hotel OXFORD ROAD	3.39	207/00531 Full *	Private	SU671754 (94)	0.00	NewBuild De/C/Cou	11	0	0	11	11	(0) New, (-2) D/C/C, (-2) Net
MINSTER	66-68 BERKELEY AVENUE	4.30	205/00999 Full	Private	SU705725 (104)	0.68	NewBuild De/C/Cou	40	6	34	0	34	Developer: Millgate Homes Redev hotel to 38 flats and 1 house
MINSTER	74b Bath Road and 3-3A PARKSIDE ROAD	3.14	204/00108 Full	Private	SU696725 (112)	0.29	NewBuild De/C/Cou	13	13	0	0	0	(6) New, (0) D/C/C, (6) Net
MINSTER	5 - 9 BERKELEY AVENUE	4.13	207/00412 Full *	Private	SU710723 (126)	0.67	NewBuild De/C/Cou	112	0	0	112	112	Developer Lox "n Store Dem existing bldg, erect 112 flats + parking, landscaping
NORCOT	Land to rear of SEVERN WAY	3.12	206/00748 Full	Private	SU678728 (48)	0.29	NewBuild De/C/Cou	12	0	0	12	12	(0) New, (0) D/C/C, (0) Net
NORCOT	103 DEE ROAD	3.40	207/00817 Outline *	Private	SU685733 (54)	0.85	NewBuild De/C/Cou	42	0	0	42	42	Developer Royal Berks Fire & Rescue Service Redev fire station to 42 res units
PARK	112 CRESCENT ROAD	3.16	206/00485 Full	Private	SU735726 (76)	0.17	NewBuild De/C/Cou	7	0	7	0	7	(0) New, (0) D/C/C, (0) Net
PEPPARD	372-390 PEPPARD ROAD	3.08	205/00235 Full	Private	SU721774 (70)	0.46	NewBuild De/C/Cou	12	12	0	0	0	Developer St Helens Homes Ltd COU from res/offices/storage to 7x1B flats. Dem outbldgs, erect 2x1B, 5x2B flats
					PDL		Net	13	0	13	0	13	(0) New, (0) D/C/C, (0) Net
					PDL		Net	12	-2	0	0	0	Developer Groom Estates Ltd Dem dwells, erect 12 dwells. Completed March 2007-2008
					PDL		Net	10	10	0	0	0	(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
PEPPARD	Land to rear of 88-96 LOWER HENLEY ROAD	3.18	206/00322 Outline	Private	SU729750 (83)	0.00	NewBuild De/C/Cou	14	0	0	0	14	Developer Infill Land Consultants Ltd Erect 11x3B, 1x4B, 2x5B dwells
PEPPARD	270-272 & rear of 268 & 274-280 HENLEY ROAD	3.19	206/01322 Full	Private	SU733755 (88)	0.00	NewBuild De/C/Cou	14	1	13	0	14	(0) New, (0) D/C/C, (0) Net
REDLANDS	34 Eldon Terrace and 79 LONDON ROAD	4.25	204/00344 Full	Private	SU725731 (105)	0.12	NewBuild De/C/Cou	6	0	0	0	6	Developer Dr Shahid Sharif Dem car wash, COU from offices to 4 flats: erect ext to provide 2 flats, & block of 4 flats
REDLANDS	3-17 NEWCASTLE ROAD	3.22	204/00889 Outline	Private	SU722716 (112)	0.30	NewBuild De/C/Cou	13	0	0	0	13	(0) New, (0) D/C/C, (0) Net
THAMES	13-15 ST PETERS HILL	3.20	205/01438 204/00521 Full	Private	SU706752 (113/01)	(0.41)	NewBuild De/C/Cou	(14)	(14)	(0)	(0)	(0)	Developer T A Fisher Dem dwells, erect 9 houses, 5 flats. Completed March 2007-2008
	17 & part of 13 - 15 ST PETERS HILL	3.20	206/01511 Full *	Private	SU707750 (113/02)	(0.00)	NewBuild De/C/Cou	(10)	(0)	(0)	(0)	(0)	(12) New, (0) D/C/C, (12) Net
	Land at 13-17 St Peters Hill TOTAL	3.20			PDL		Net	(10)	(0)	(0)	(0)	(10)	Developer T A Fisher & Sons Erect block of 10 flats. Ext to existing site
THAMES	110 - 118 KIDMORE ROAD	3.23	206/01272 Full	Private	SU708759 (130)	0.40	NewBuild De/C/Cou	24	14	0	10	10	(0) New, (0) D/C/C, (0) Net
					(113)		De/C/Cou	-2	-2	0	0	0	12 New completed this year 0 D/C/C completed this year
					PDL		Net	22	12	0	10	10	12 Net completed this year
THAMES	110 - 118 KIDMORE ROAD	3.23	206/01272 Full	Private	SU708759 (130)	0.40	NewBuild De/C/Cou	13	0	5	8	13	Developer Groom Estates Dem dwells, erect 5x4B det dwells, 8x2B flats.
					PDL		Net	11	-2	5	8	13	(0) New, (-2) D/C/C, (-2) Net
TILEHURST (RDG)	11-15 ARMOUR ROAD	3.41	203/00571 RM	Private	SU669740 (101)	0.13	NewBuild De/C/Cou	12	12	0	0	0	Developer: Airways Housing Group/ Gables Holding. Redev of bldgs yard to provide 12x2B flats plus parking Sheltered hsg. Comp 2007-2008
					PDL		Net	12	12	0	0	0	(12) New, (0) 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
TILEHURST (RDG)	Meadway Comprehensive School THE MEADWAY	3.24	206/00258 Full	Private	SU677731 (122)	0.00	NewBuild De/C/Cou	59	0	0	59	59	Developer Reading BC Director of Ed Erect 59 dwells
					PDL		Net	59	0	0	59	59	(0) New, (0) D/C/C, (0) Net
TILEHURST (RDG)	1-7 Heathway & 79 CHAPEL HILL	3.25	206/00886 Outline	Private	SU663737 (124)	0.44	NewBuild De/C/Cou	14	0	0	14	14	Developer CUBE Dem dwells, erect 14 det dwells
					PDL		Net	10	0	0	10	10	(0) New, (0) D/C/C, (0) Net
WHITLEY	563 - 577 BASINGSTOKE ROAD	3.21	207/00368 206/00325 Full	Private	SU717698 (51)	0.89	NewBuild De/C/Cou	12	0	0	12	12	Developer Ltd UK Mixed use scheme of retail and 6x3B s/d dwells, 6x2B flats
					PDL		Net	12	0	0	12	12	(0) New, (0) D/C/C, (0) Net
WHITLEY	Engineers Arms WHITLEY WOOD LANE	3.27	205/00992 Full	Private	SU721691 (54)	0.20	NewBuild De/C/Cou	17	0	17	0	17	Developer Milligate Homes Ltd Redev PH to 12x2B flats, & 4x2B, 2x2B, 1x3B houses
					PDL		Net	17	0	17	0	17	(0) New, (0) D/C/C, (0) Net
READING BOROUGH	TOTAL FOR SITES OF LESS THAN ONE HECTARE WITH TEN OR MORE DWELLINGS						NewBuild De/C/Cou	1186	270	245	671	916	264 New completed this year
								88	2	42	44	86	11 D/C/C completed this year
								1274	272	287	715	1002	275 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.
ABBEY	Site at STATION HILL READING		Ref No: 2/2008/152 Apps: 207/00188	SU713737  PDL	1.94	624	Redev shops, offices, leisure to mixed use development incl residential, financial, offices, leisure. Awaiting signing of Legal Agreement March 2008; however, application has subsequently been withdrawn.
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.
WHITLEY	Adj Green Park Business Park LONGWATER AVENUE READING		Ref No: 2/2008/153 Apps: 207/01275	SU700702  GF	4.65	737	O/L applic for mixed development of residential, local retail, offices. Awaiting signing of Legal Agreement.



