

Planning Commitments for Housing at March 2009

Reading Borough

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

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August 2009

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Summary

This publication looks at commitments for housing in Reading Borough at 31 March 2009. 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 **3,954 on previously developed land (PDL)**, and **737 on greenfield (GF)** sites, giving a total of **4,691** at the survey date. There have been **231 net affordable housing completions** (these are included in the figs in the summary table below); a further **6 net dwellings have been excluded on sites that have lapsed since 1 April 2008**. This publication also contains details of the number of newly permitted dwellings since 1 April 2008 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 2008 to 31 March 2009.

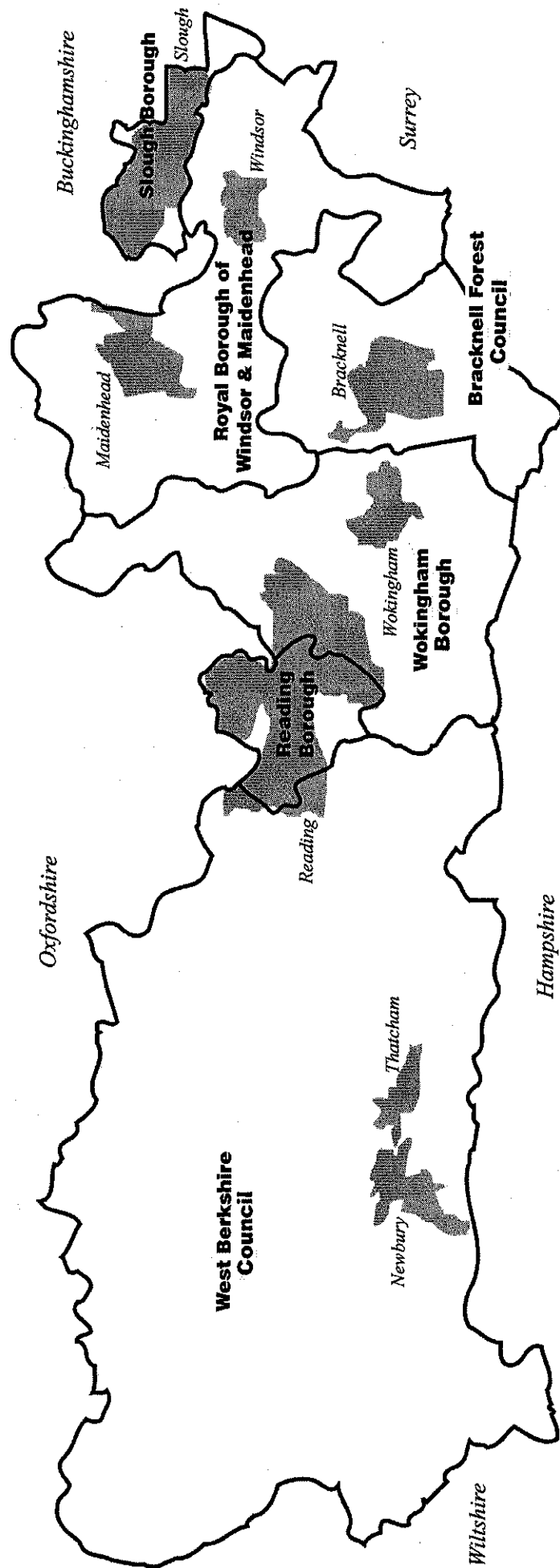
The net figures are summarised below:

	1 April 2008 – 31 March 2009								
	Newly Permitted Dwellings			Dwelling Starts			Dwelling Completions		
	PDL	GF	Tot	PDL	GF	Tot	PDL	GF	Tot
Reading Borough	299	737	1036	536	0	536	782	0	782

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 2008 on sites that were a hard commitment at 31 March 2008. 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 2008 – 31 March 2009					
	Large sites >1ha		Medium sites <1ha >10 net		Small sites <1ha <10 net	
	PDL	GF	PDL	GF	PDL	GF
Reading Borough	1	0	7	0	3	0



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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 2009 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 2009, the number of dwellings on sites newly permitted in the previous 12 months, and dwelling starts and completions April 2008 to March 2009. 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 2008.
- 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 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 The South East Plan (May 2009), which is the Regional Spatial Strategy for the area, sets out the required provision as net additional dwellings. It is therefore necessary to monitor dwelling losses and gains from all sources. 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 2009 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)¹** – 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)¹** – 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.

¹ 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. In line with the definition of what should be included under National Indicator 154¹ and Core Output Indicator H2b², permanent gypsy and traveller pitches are also counted.
- ❑ **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 and /or Reading Central Area Action Plan 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 LDF process are only included when the document in which they are allocated is adopted.

2.5 The inclusion of such soft commitment sites in the document and their likely dwelling capacity does not represent a commitment to approve the 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. 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.

¹ PPS 3 Annex B: Definitions (C2)

² Regional Spatial Strategy and Local Development Framework Core Output Indicator – Update 2/2008 (July 2008); CLG

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 2008 Survey were identified, together with relevant planning permissions granted between 1 April 2008 - 31 March 2009.
 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 2008 and 31 March 2009), 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.

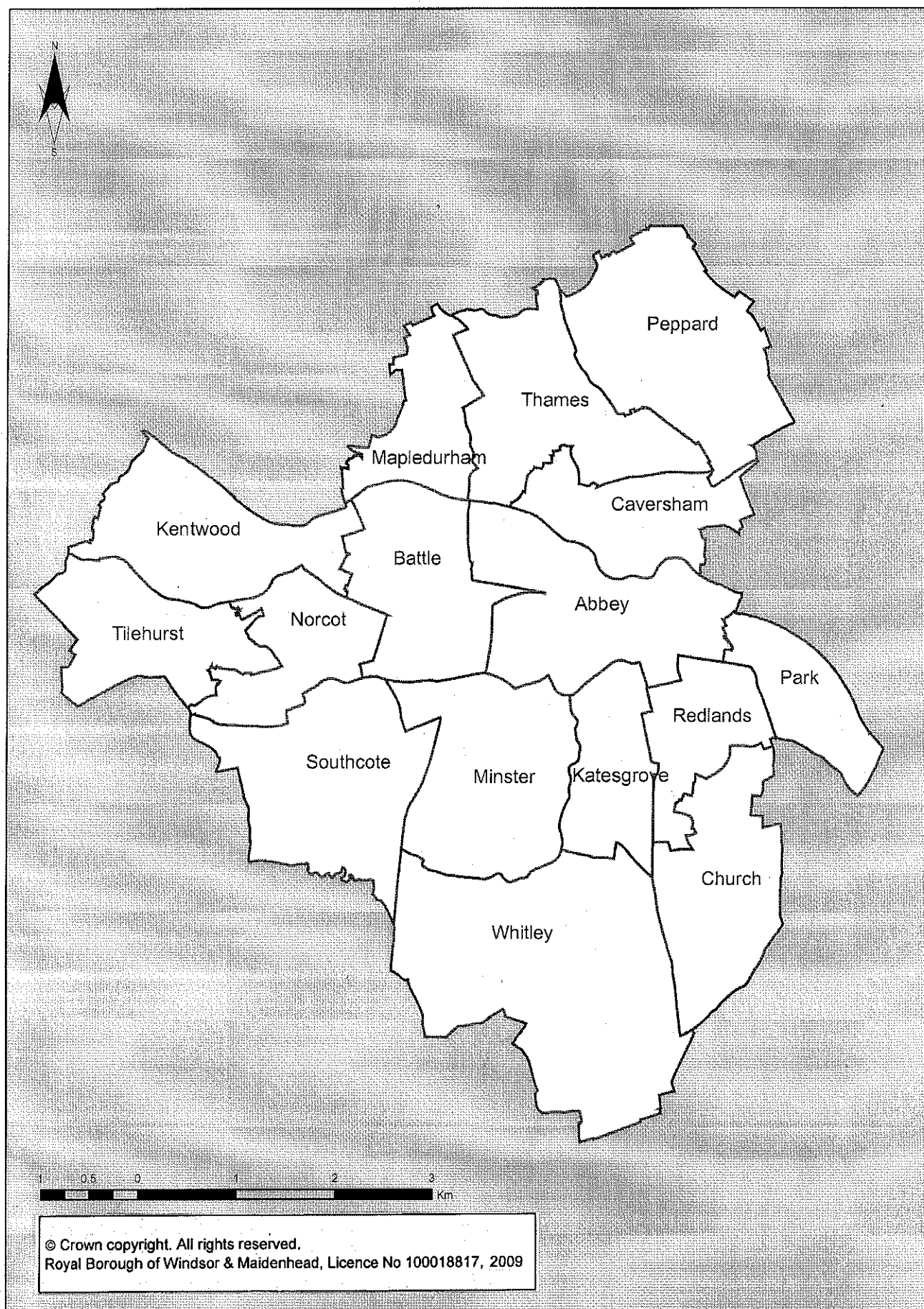
Number of dwellings permitted: expressed in terms of new build, demolitions, conversions and changes of use, and net figures.

Building Progress (as at 31 March 2009)

- ❑ **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 2008 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

Summary Tables for Previously-developed Land & Greenfield Sites

Summary of Outstanding Commitments for Demolitions, Conversions and Changes of Use at 31/03/2009
Brownfield Developments

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Local Plan	RCAAP	Other	TOTAL
		<10 units	>10 units						
Demolitions	-68	-57	-2	0	-59	0	0	-9	-9
Conversions	48	48	0	0	48	0	0	0	0
Changes of Use	265	83	97	73	253	0	0	12	12
Net Units Outstanding	245	74	95	73	242	0	0	3	3

Table 2.1b

Greenfield Developments

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Local Plan	RCAAP	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

Summary of NET Outstanding Commitments for Housing at 31/03/2009
Brownfield Developments

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Local Plan	RCAAP	Other	TOTAL
		<10 units	>10 units						
New Build	3709	337	822	1811	2970	130	580	29	739
Demolitions, Conversions & Changes of Use	245	74	95	73	242	0	0	3	3
Net Units Outstanding	3954	411	917	1884	3212	130	580	32	742

Table 2.1c

Greenfield Developments

Reading Borough	GRAND TOTAL	Hard Commitments				Soft Commitments			
		Under 1ha		1ha or over	TOTAL	Local Plan	RCAAP	Other	TOTAL
		<10 units	>10 units						
New Build	737	0	0	737	737	0	0	0	0
Demolitions, Conversions & Changes of Use	0	0	0	0	0	0	0	0	0
Net Units Outstanding	737	0	0	737	737	0	0	0	0

Table 2.1c

**Summary of NET New Permissions, Starts and Completions April 2008 - March 2009 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	-56	0	-56	-11	0	-11	-11	0	-11
Conversions	86	0	86	98	0	98	106	0	106
Changes of Use	46	0	46	64	0	64	63	0	63
Net Units Permitted/Started/Completed	76	0	76	151	0	151	158	0	158

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 2008 - March 2009 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	223	0	223	197	188	385	267	357	624
Demolitions, Conversions & Changes of Use	76	0	76	151	0	151	158	0	158
Net Units Permitted/Started/Completed	299	0	299	348	188	536	425	357	782

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	737	737	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	737	737	0	0	0	0	0	0

Table 2.2c

3

Summary Tables by Parish/Ward

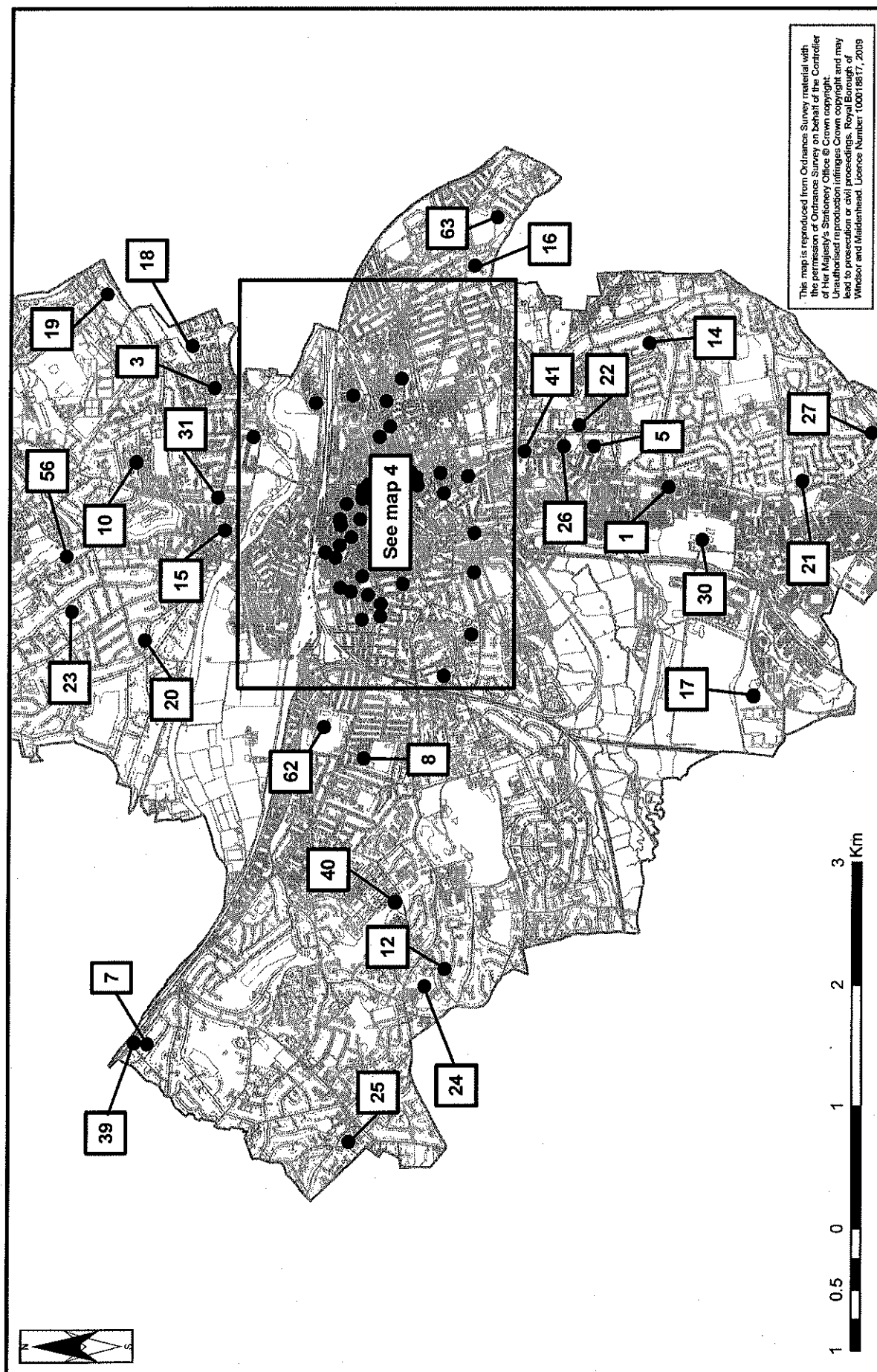
Summary of Net Commitments by Parish/Ward

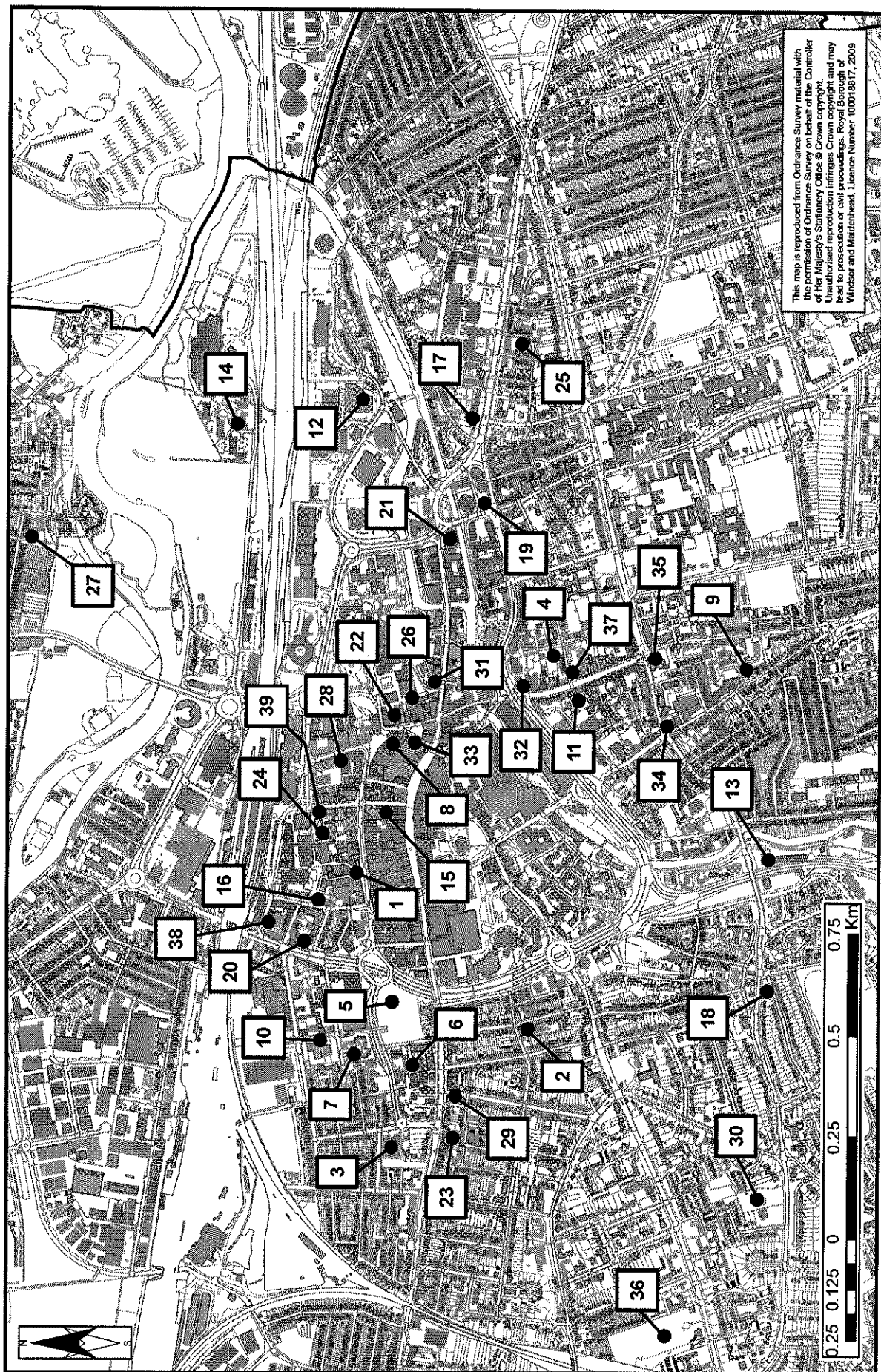
(2009 Data)

PARISH/WARD	COMPLETIONS 2008-2009		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			L Plan	RCAAP	Others		
				U/C	N/S	TOTAL	U/C	N/S	TOTAL	U/C	N/S	TOTAL					
ABBEY	120	55	1716	105	615	720	108	351	459	26	74	100	0	405	32		
BATTLE	121	22	383	27	309	336	0	12	12	12	23	35	0	0	0		
CAVERSHAM	26	3	97	0	0	0	11	54	65	6	26	32	0	0	0		
CHURCH	9	0	26	0	0	0	8	3	11	0	15	15	0	0	0		
KATESGROVE	65	21	309	0	0	0	27	25	52	14	18	32	50	175	0		
KENTWOOD	1	9	35	0	0	0	0	23	23	4	8	12	0	0	0		
MAPLEDURHAM	7	1	5	0	0	0	0	0	0	1	4	5	0	0	0		
MINSTER	34	10	208	0	0	0	0	112	112	0	16	16	80	0	0		
NORCOT	5	1	80	0	0	0	12	42	54	8	18	26	0	0	0		
PARK	38	13	75	29	39	68	0	0	0	0	7	7	0	0	0		
PEPPARD	16	-1	65	0	0	0	0	14	14	30	21	51	0	0	0		
REDLANDS	1	23	38	0	0	0	6	19	25	0	13	13	0	0	0		
SOUTHCOTE	6	0	15	0	0	0	0	0	0	2	13	15	0	0	0		

PARISH/WARD	COMPLETIONS 2008-2009		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	RCAAP	Others				
THAMES	40	-1	37	4	0	4	12	0	12		4	17	21	0	0	0	0		
TILEHURST (RDG)	9	1	88	0	0	0	3	69	72		6	10	16	0	0	0	0		
WHITLEY	126	-2	1513	114	1379	1493	6	0	6		8	6	14	0	0	0	0		
Total For Reading Borough	624	155	4690	279	2342	2621	193	724	917	121	289	410	130	580			32		

Table 3.2a





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/Cou 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 (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	216 0 216	91 0 91	0 0 0	91 0 91	Developer AMEC Devs Ltd Redev car park & retail, erect 307 flats (incl 96 afford) + offices, leisure, car park. Mixed use site (120) New, (0) D/C/C, (120) 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 Cityscene 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	(54)	(54)	(0)	(0)	(0)	Developer Tesco Stores Ltd Retail, restaurant, petrol station, POS and 65 res units. Completed March 2008-2009
							Net	(54)	(54)	(0)	(0)	(0)	(54) New, (0) D/C/C, (54) Net
	Battle Hospital Site 344 OXFORD ROAD	3.62	296/00020 206/00011 Full	Private	SU698736 (76s/02)	(3.12)	NewBuild De/C/Cou	(446)	(110)	(27)	(309)	(336)	Developer: Kingsoak LPlan site. Blocks C 40, E 23, G 16, H 27, J 7, + healthcare facility, POS.
							Net	(446)	(110)	(27)	(309)	(336)	(66) New, (0) D/C/C, (66) Net
PARK	BATTLE HOSPITAL TOTAL	3.62			(76s)	8.36	NewBuild De/C/Cou	500	164	27	309	336	120 New completed this year
							Net	500	164	27	309	336	0 D/C/C completed this year
	Reading College, Green Road/ WOKINGHAM ROAD	3.63	207/01013 207/00741 RM	Private	SU739723 (62s)	1.82	NewBuild De/C/Cou	94	26	29	39	68	Developer Wimpey
							Net	94	26	29	39	68	Erect 33 apartments, 6 det, 34 s/d, 20 terraced dwellings (incl 11 affd s/d & terr) or 74 apartments, 18 (10 affd) s/d, 1 aff det, student (26) New, (0) D/C/C, (26) Net
THAMES	Field View Estate FIELD VIEW	3.10	207/00575 Full	Private	SU719753 (134)	1.20	NewBuild De/C/Cou	4	0	4	0	4	Developer Dorrington Queensway Ltd
							Net	4	0	4	0	4	Dem 21 garages, erect 4x4B dwellings
	KENNET ISLAND (See Map 0)												(0) New, (0) D/C/C, (0) Net
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
							Net	(303)	(303)	(0)	(0)	(0)	Addit 7 units in Block T, part s'ceded by 39s/01B, H (75), M (35), T (82), U1 (55), U2 (56). Comp March 2007-2008
	Phase 1B Blocks E, F, O and Q MANOR FARM ROAD	3.30	207/00398 RM	Private	SU715706 (39s/01B)	(1.70)	NewBuild De/C/Cou	(125)	(91)	(34)	(0)	(34)	(0) New, (0) D/C/C, (0) Net
							Net	(125)	(91)	(34)	(0)	(34)	Developer St James Group Blocks E, F, O and Q. RM to increase number of res units from 103 to 125
WHITLEY	Manor Farm Sewage Works MANOR FARM ROAD	3.30	205/00548 200/01216 Outline	Private	SU715706 (39s/01R)	(19.37)	NewBuild De/C/Cou	(642)	(0)	(0)	(642)	(642)	(91) New, (0) D/C/C, (91) Net
							Net	(642)	(0)	(0)	(642)	(642)	Developer: Foundry/Kennet Props Rest of site for high density mixed use dev of offices, hotel & res (incl affordable).
					PDL								(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
	Phase 2 Blocks P, S, part V and N MANOR FARM ROAD	3.30	207/01662 RM	Private	SU715706 (39s/02)	(1.50)	NewBuild De/C/Cou	(80) (0)	(0) (0)	(80) (0)	(0) (0)	(80) (0)	Developer St James Group Blocks P (24), S (27), part Block V (11) and part Block N (18)
	KENNET ISLAND TOTAL	3.30			PDL (39s)	26.57	Net NewBuild De/C/Cou	(80) 1150 0	(0) 394 0	(80) 114 0	(0) 642 0	(80) 756 0	(0) New, (0) D/C/C, (0) Net 91 New completed this year 0 D/C/C completed this year
WHITLEY	LAND ADJ GREEN PARK (See Map 0)						Net	1150	394	114	642	756	91 Net completed this year
WHITLEY	Adj Green Park Business Park LONGWATER AVENUE	3.17	207/01275 Outline *	Private	SU700702 (64s) GF	4.65	NewBuild De/C/Cou Net	737 0 737	0 0 0	0 0 0	737 0 737	737 0 737	Developer St Edward Homes & Pru Assurance Formerly "soft" LA. Mixed dev of 737 dwells, retail, offices, school, surgery, (0) New, (0) D/C/C, (0) Net
READING BOROUGH	TOTAL FOR SITES OF ONE HECTARE OR OVER						NewBuild De/C/Cou Net	3594 73 3667	1046 0 1046	279 0 279	2269 73 2342	2548 730 2621	357 New completed this year 730 D/C/C completed this year 357 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	139-141 OXFORD ROAD	4.23	202/00409 Full	Private	SU707733 (281) PDL	0.04	NewBuild DeC/Cou Net	0 10	0 0	0 0	0 10	0 10	Developer: Leasechart Ltd. COU from offices to 10 flats. (0) New, (0) D/C/C, (0) Net
ABBEY	Central Swimming Pool BATTLE STREET	4.03	203/00826 Outline	Private	SU706735 (322) PDL	0.06	NewBuild DeC/Cou Net	89 0	0 0	0 0	89 0	89 0	Developer AMEC Devs Ltd Dem swimming pool, erect 67 private & 22 affordable dwellings (0) New, (0) D/C/C, (0) Net
ABBEY	10-14 CAREY STREET	4.02	204/00199 Full	Private	SU709731 (327) PDL	0.21	NewBuild DeC/Cou Net	16 -2	0 -2	16 0	0 0	16 0	Developer G H Marshall Ltd Redev light ind & 2 dwellings to 4x1B, 12x2/3B dwellings (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 DeC/Cou Net	103 0	0 0	0 0	103 0	103 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) PDL	0.05	NewBuild DeC/Cou Net	0 13	0 0	0 0	0 13	0 13	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
ABBEY	120 KINGS ROAD	4.21	206/00274 Full	Private	SU721733 (382) PDL	0.17	NewBuild DeC/Cou Net	108 0	0 0	0 0	108 0	108 0	Developer Kenavca Dem office bldg, erect 108 flats (0) New, (0) D/C/C, (0) Net
ABBEY	20-24 VACHEL ROAD	4.20	206/00799 Full	Private	SU712736 (390) PDL	0.03	NewBuild DeC/Cou Net	0 11	0 0	0 11	0 0	0 11	Developer Mr & Mrs Joyner COU from offices to 11 flats (0) New, (0) D/C/C, (0) Net
ABBEY	9 - 15 BLAgrave STREET	4.28	206/01289 Full	Private	SU715736 (395) PDL	0.03	NewBuild DeC/Cou Net	0 14	0 14	0 0	0 0	0 0	Developer Tenniel Ltd COU of office bldg to 12x1B, 2x2B flats, office on grd fl. Completed March 2008-2009 (0) New, (14) D/C/C, (14) Net
ABBEY	Sun Life House 85 - 103 QUEENS ROAD	4.19	207/00302 206/00650 Full	Private	SU722732 (403) PDL	0.63	NewBuild DeC/Cou Net	81 0	0 0	81 0	0 0	81 0	Developer Budelli Constr. Redev offices to 81 flats + commercial and offices (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 (C/P No)	Area (ha)	Build Type	No Perm	Comp	UC (1)	NS (2)	Outst (1+2)	Notes
ABBEY	Talisman House 181-183 KINGS ROAD	4.17	207/01354 Full	Private	SU725733 (414)	0.09	NewBuild De/C/Cou	0	0	0	0	0	Developer Mr Richard Kenwood COU of offices to 14 apartments
ABBEY	6-14 WELDALE STREET	4.07	208/01159 Full *	Private	SU708736 (427)	0.17	NewBuild De/C/Cou	14	0	0	0	14	(0) New, (0) D/C/C, (0) Net
BATTLE	St Andrews House 28A WILTON ROAD	3.08	208/00464 Full	Private	SU695735 (129)	0.93	NewBuild De/C/Cou	12	0	0	0	12	Developer Mr Lee Barnes Redev site to 4x1B, 10x2B apartments
CAVERSHAM	Rear Wolsey Rd, School Lane and ABBOTSMED PLACE	3.15	207/00136 CLE	Private	SU714746 (98L)	0.35	NewBuild De/C/Cou	54	0	0	0	54	(0) New, (0) D/C/C, (0) Net
CAVERSHAM	21 STAR ROAD	3.03	206/00319 Full	Private	SU724747 (112)	0.10	NewBuild De/C/Cou	12	12	0	0	0	Developer Eagle Estates Redev of repair/tyre centre to prov 12x2B flats plus parking. Completed March 2008-2009
CAVERSHAM	Former Prudential Warehouse Site PATRICK RPAD	3.31	206/00420 Full	Private	SU716745 (130)	0.28	NewBuild De/C/Cou	11	11	0	0	0	(12) New, (0) D/C/C, (12) Net
CAVERSHAM	129 QUEENS ROAD	4.27	207/01642 204/01101 RM	Private	SU722744 (131)	0.01	NewBuild De/C/Cou	11	0	11	0	0	Developer S D Properties Redev PH and flat to provide 8x2B, 3x1B flats
CHURCH	Land to rear of 70 & 72 NORTHCOURT AVENUE	3.14	207/01107 Full	Private	SU730712 (53)	0.82	NewBuild De/C/Cou	11	0	8	3	11	(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/Cou	32	32	0	0	0	Developer Leander plc/Th Valley HA Redev of office bldg to provide 32x 1B/2B flats. Completed March 2008-2009
					PDL		Net	32	32	0	0	0	(32) New, (0) D/C/C, (32) 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	74-76 LONDON STREET	4.11	208/01398 203/01503 Full	Private	SU717731 (73) PDL	0.11	NewBuild DeC/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 flats, redev garage to 5x1/2B news uses. (0) New, (0) D/C/C, (0) Net
KATESGROVE	George Palmer Primary School NORTHUMBERLAND AVENUE	3.01	205/00238 Full	Housing Assoc	SU719717 (89) PDL	0.25	NewBuild DeC/Cou Net	20 0 20	20 0 20	0 0 0	0 0 0	0 0 0	Developer Southern Housing Group Ltd Redev educ bldgs to provide 1x1B, 6x2B, 8x3B flats & 5x4B terr dwell. Completed March 2008-2009 (20) New, (0) D/C/C, (20) Net
KATESGROVE	16A ALPINE STREET	4.13	207/01392 Full	Private	SU715725 (91) PDL	0.32	NewBuild DeC/Cou Net	14 0 14	0 0 0	14 0 14	0 0 0	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 DeC/Cou Net	13 -2 11	13 -2 11	0 0 0	0 0 0	0 0 0	Developer Soha Homes Dem dwell, erect 13 dwells. Completed March 2008-2009 (13) New, (0) D/C/C, (13) Net
KATESGROVE	The Old School SOUTHAMPTON STREET	4.09	207/01385 206/00376 Full	Private	SU718726 (100) PDL	0.13	NewBuild DeC/Cou Net	0 11 11	0 0 0	0 0 0	0 11 11	0 11 11	Developer Parkcroft Devs COU of grade II listed bldg from school, office, youth centre to 11 flats, + arts centre & office. (0) New, (0) D/C/C, (0) Net
KATESGROVE	Surety House 73-81 WHITLEY STREET	3.41	207/01652 Full *	Private	SU720722 (107) PDL	0.09	NewBuild DeC/Cou Net	0 13 13	0 0 0	0 13 13	0 0 0	0 13 13	Developer John Oliver Organisation Ltd COU of offices to 13 flats (0) New, (0) D/C/C, (0) Net
KENTWOOD	1025 - 1027 OXFORD ROAD	3.07	207/00706 RM	Private	SU672752 (92) PDL	0.19	NewBuild DeC/Cou Net	12 -2 10	0 -2 -2	0 0 0	12 0 12	12 0 12	Developer Cubitt Homes Dem dwell, erect 12 flats in 2 blocks (0) New, (0) D/C/C, (0) Net
KENTWOOD	Land adj The Roebuck Hotel OXFORD ROAD	3.39	207/00531 Full	Private	SU671754 (94) PDL	0.23	NewBuild DeC/Cou Net	11 0 11	0 0 0	0 0 0	11 0 11	11 0 11	Developer Vestridge Investments Ltd Erect 3x1B, 8x2B flats (0) New, (0) D/C/C, (0) Net
MINSTER	66-68 BERKELEY AVENUE	4.30	205/00999 Full	Private	SU705725 (104) PDL	0.68	NewBuild DeC/Cou Net	40 0 40	40 0 40	0 0 0	0 0 0	0 0 0	Developer Millgate Homes Redev hotel to 39 flats and 1 house. Completed March 2008-2009 (34) New, (0) D/C/C, (34) 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
MINSTER	5 - 9 BERKELEY AVENUE	4.18	207/00412 Full	Private	SU710723 (126)	0.67	NewBuild De/C/Cou	112	0	0	112	112	Developer Lok 'n Store Dem existing bldg, erect 112 flats + parking, landscaping
					PDL		Net	112	0	0	112	112	(0) New, (0) D/C/C, (0) Net
NORCOT	Land to rear of SEVERN WAY	3.12	206/00748 Full	Private	SU678728 (48)	0.29	NewBuild De/C/Cou	12	0	12	0	12	Developer Gilbert Homes Ltd Erect 2x2B s/d, 6x2B terr, 4x2B aparts
					PDL		Net	12	0	12	0	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
					PDL		Net	42	0	0	42	42	(0) New, (0) D/C/C, (0) Net
PARK	112 CRESCENT ROAD	3.16	206/00485 Full	Private	SU735726 (76)	0.17	NewBuild De/C/Cou	7	7	0	0	0	Developer St Helens Homes Ltd COU from res/offices/storage to 7x1B flats. Dem outbldgs, erect 2x1B, 5x2B flats. Comp March 2008-2009
					PDL		Net	13	13	0	0	0	(7) New, (6) D/C/C, (13) Net
PEPPARD	Land to rear of 88-96 LOWER HENLEY ROAD	3.18	206/00322 Outline	Private	SU729750 (83)	0.37	NewBuild De/C/Cou	14	0	0	14	14	Developer Infill Land Consultants Ltd Erect 11x3B, 1x4B, 2x5B dwellings
					PDL		Net	14	0	0	14	14	(0) New, (0) D/C/C, (0) Net
PEPPARD	270-272 & rear of 268 & 274-280 HENLEY ROAD	3.19	206/01322 Full	Private	SU733755 (88)	0.40	NewBuild De/C/Cou	14	14	0	0	0	Developer Infinity Homes Ltd Dem dwellings, erect 7x4B & 3x3B det, 4x3B s/d dwellings. Completed March 2008-2009
					PDL		Net	12	12	0	0	0	(13) New, (0) D/C/C, (13) Net
REDLANDS	79 LONDON ROAD	4.25	204/00344 Full	Private	SU725731 (105/01)	(0.08)	NewBuild De/C/Cou	(2)	(0)	(2)	(0)	(2)	Developer Dr Shahid Sharif COU from offices to 4 flats and erect ext to provide addit 2 flats
					PDL		Net	(6)	(0)	(6)	(0)	(6)	(0) New, (0) D/C/C, (0) Net
	34 ELDON TERRACE	4.25	206/01380 Full	Private	SU726731 (105/02)	(0.06)	NewBuild De/C/Cou	(8)	(0)	(0)	(8)	(8)	Developer Concept Devs Ltd Dem car wash, erect 7x1B, 1x2B flats
					PDL		Net	(8)	(0)	(0)	(8)	(8)	(0) New, (0) D/C/C, (0) Net
	34 Eldon Terr & 79 London Road TOTAL	4.25			(105)	0.14	NewBuild De/C/Cou	10	0	2	8	10	0 New completed this year
							Net	4	0	4	0	4	0 D/C/C completed this year
								14	0	6	8	14	0 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
REDLANDS	3-17 NEWCASTLE ROAD	3.22	204/00889 Outline	Private	SU722716 (112)	0.30	NewBuild De/C/Cou	13	0	0	13	13	Developer Groom Estates Ltd Formerly "soft" L Agreement. Dem dwells, erect 2x4Bs/d, 3x3B & 8x4b terraced dwells.
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)	(0) New, (0) D/C/C, (0) Net
	17 & part of 13 - 15 ST PETERS HILL	3.20	206/01511 Full	Private	SU707750 (113/02)	(0.28)	NewBuild De/C/Cou	(10)	(10)	(0)	(0)	(0)	Developer T A Fisher Dem dwells, erect 9 houses, 5 flats. Completed March 2007-2008
	Land at 13-17 St Peters Hill TOTAL	3.20			PDL (113)	0.69	Net	(10)	(10)	(0)	(0)	(0)	(0) New, (0) D/C/C, (0) Net
THAMES	275 - 291 HEMDEAN ROAD	3.56	208/00713 206/00287 Full	Private	SU713756 (129)	0.44	NewBuild De/C/Cou	12	8	4	0	4	Developer Michael Shanley Homes Dem no 275, erect 8 houses, 2x1B, 2x2B flats
THAMES	110 - 118 KIDMORE ROAD	3.23	206/01272 Full	Private	SU708759 (130)	0.40	NewBuild De/C/Cou	13	5	8	0	8	(8) New, (0) D/C/C, (8) Net
TILEHURST (RDG)	Meadway Comprehensive School THE MEADWAY	3.24	206/00258 Full	Private	SU677731 (122)	0.99	NewBuild De/C/Cou	59	0	0	59	59	Developer Groom Estates Dem dwells, erect 5x4B det dwells, 8x2B flats.
TILEHURST (RDG)	1-7 Heathway & 79 CHAPEL HILL	3.25	208/01277 Full	Private	SU663737 (124)	0.44	NewBuild De/C/Cou	13	0	3	10	13	(5) New, (0) D/C/C, (5) Net
WHITLEY	563 - 577 BASINGSTOKE ROAD	3.21	207/00368 206/00325 Full	Private	SU717698 (51)	0.89	NewBuild De/C/Cou	12	6	6	0	6	Developer Reading BC Director of Ed Erect 59 dwells
					PDL		Net	59	0	0	59	59	(0) New, (0) D/C/C, (0) Net
					PDL		Net	13	0	0	10	13	Developer Bloor Homes Dem dwells, erect 13x4B dwells
					PDL		Net	9	-4	3	10	13	(0) New, (-4) D/C/C, (-4) Net
					PDL		Net	12	6	6	0	6	Developer Lidl UK Mixed use scheme of retail and 6x3B s/d dwells, 6x2B flats
					PDL		Net	12	6	6	0	6	(6) New, (0) D/C/C, (6) 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
WHITLEY	Engineers Arms WHITLEY WOOD LANE	3.27	205/00992 Full	Private	SU721691 (54) PDL	0.20	NewBuild DeC/Cou Net	17 0 17	17 0 17	0 0 0	0 0 0	0 0 0	Developer Millgate Homes Ltd Redev PH to 12x2B flats, & 4x2B, 2x2B, 1x3B houses Completed March 2008-2009 (17) New, (0) D/C/C, (17) Net
READING BOROUGH	TOTAL FOR SITES OF LESS THAN ONE HECTARE WITH TEN OR MORE DWELLINGS						NewBuild DeC/Cou Net	1031 97 1128	209 2 211	165 28 193	657 67 724	822 9516 917 204	188 New completed this year D/C/C completed this year 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	108-116 Oxford Rd/10 Eaton Pl/ 115-125 Chatham Street	4.06	Ref No: 2/2009/164 Apps:	SU709734 PDL	1.12	150	Identified in Reading Central Area Action Plan for residential development + community uses
ABBEY	Reading Family Centre NORTH STREET	4.10	Ref No: 2/2009/165 Apps:	SU709736 PDL	0.23	40	Identified in Reading Central Area Action Plan for residential development
ABBEY	9-27 GREYFRIARS ROAD	4.16	Ref No: 2/2009/166 Apps:	SU712737 PDL	0.17	60	Identified in Reading Central Area Action Plan for residential and/or office development
ABBEY	2-8 Forbury and 19-22 MARKET PLACE	4.22	Ref No: 2/2009/167 Apps:	SU717735 PDL	0.07	20	Identified in Reading Central Area Action Plan for retail and related uses on gnd fl, res and/or offices on upper floors.
ABBEY	3-10 Market Place, Abbey Hall & ABBET SQUARE	4.26	Ref No: 2/2009/168 Apps:	SU725734 PDL	0.29	70	Identified in Reading Central Area Action Plan for retail and related uses on gnd fl, res and/or offices on upper floors.
ABBEY	37-43 MARKET PLACE	4.33	Ref No: 2/2009/169 Apps:	SU716734 PDL	0.07	15	Identified in Reading Central Area Action Plan for retail and related uses on gnd fl, res and/or offices on upper floors.
ABBEY	143-145 OXFORD ROAD	4.29	Ref No: 2/2009/170 Apps:	SU707733 PDL	0.09	20	Identified in Reading Central Area Action Plan for residential development, with some retention of small scale leisure function.
ABBEY	Reading Central Library ABBET SQUARE	4.31	Ref No: 2/2009/171 Apps:	SU718734 PDL	0.10	30	Identified in Reading Central Area Action Plan for residential development, with potential for offices and other town centre uses on gnd fl. Will only be implemented when replacement facility operational.

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	5-21 TUDOR ROAD	4.38	Ref No: 2/2009/176 Apps: 208/01406	SU712738 PDL	0.11	19	Dem 9 terraced dwells, erect 24x2B, 4x1B flats in 5-storey block, subject to signing of S106 agreement
ABBEY	7-11 STATION ROAD	4.39	Ref No: 2/2009/177 Apps: 209/00073	SU714736 PDL	0.04	13	Addition of 1 floor to accommodate 2B apart, COU of upper floors from commercial use to 12x1B res units. Permitted subject to S106.
KATESGROVE	Avenue School BASINGSTOKE ROAD	3.26	Ref No: 2/2004/7 Apps:	SU721718 PDL	1.00	50	Local Plan site.
KATESGROVE	25-31 LONDON STREET	4.32	Ref No: 2/2009/172 Apps:	SU718731 PDL	0.10	30	Identified in Reading Central Area Action Plan for residential development
KATESGROVE	Corner of Crown Street and SOUTHAMPTON STREET	4.34	Ref No: 2/2009/173 Apps:	SU717728 PDL	0.08	25	Identified in Reading Central Area Action Plan for residential development
KATESGROVE	Corner of Crown Street and SILVER STREET	4.35	Ref No: 2/2009/174 Apps:	SU718728 PDL	0.38	85	Identified in Reading Central Area Action Plan for residential development
KATESGROVE	21 SOUTH STREET	4.37	Ref No: 2/2009/175 Apps:	SU719731 PDL	0.14	35	Identified in Reading Central Area Action Plan for residential development of arts venue. Will only be implemented when replacement facility is operational.

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
MINSTER	Thames Water Reservoir BATH ROAD	4.36	Ref No: 2/2004/9 Apps:	SU702728 PDL	2.20	80	Local Plan site.

