

# NON-RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2020

Information on the progress of non-residential development  
between 1 April 2019 and 31 March 2020 in Reading Borough



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between 1 April 2019 and 31 March 2020 in Reading Borough

*Published June 2020*

## EXECUTIVE SUMMARY

This publication looks at commitments for non-residential development in Reading Borough at 31 March 2020. It deals with change in the amount of floorspace, based on planning records. 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 key net figures for Reading Borough for the monitoring year 1 April 2019 to 31 March 2020 are summarised in square metres below:

	Newly permitted	With permission but not started	Under const	Total hard commits O'standing (N/S + U/C)	Soft commits	Total hard and soft	Completed	Lapsed
A1	-5,026	8,733	-9,800	-1,067	348	-719	-9,064	119
A2	-688	-413	0	-413	-721	-1,134	-2,219	0
A3	778	3,897	2,192	6,089	0	6,089	162	227
A4	105	-35	-224	-259	0	-259	436	181
A5	-364	-364	0	-364	164	-200	0	0
B1	-14,554	222,826	20,444	243,270	42,666	285,936	4,020	-4,433
B2	-1,087	5,096	-9,494	-4,398	-22,728	-27,126	0	-536
B8	-3,608	-9,361	190	-9,171	79,193	70,022	-699	-158
C1	10,184	46,560	1,570	48,130	0	48,130	848	-889
C2	227	21,032	-180	20,852	0	20,852	670	0
D1	374	6,205	2,879	9,084	-6,085	2,999	1,450	0
D2	4,320	61,380	2,066	63,446	6,720	70,166	468	814
SG	6,602	31,902	20,499	52,401	-100,717	-48,316	9,497	-38

In terms of new completions, all figures this year are relatively limited, with the total change on each use class not exceeding a gain or loss of 10,000 sq m. The largest gain has been in sui generis uses, with a new development at the Gillette site at Basingstoke Road. There has also been a net gain in offices, which contrasts with the net loss in offices which has been seen in most recent years. The most significant loss has been in terms of A1 retail, which is mainly a result of the demolition of two large retail warehouses at Kenavon Drive in advance of a residential development.

In terms of development under construction, the most significant amounts are for B1 offices and sui generis uses. In terms of B1, a major new office development at Green Park is underway. The main new sui generis uses under construction are for the new Green Park station and some new student accommodation. In addition, a loss of B2 industrial is underway, mainly demolition of the former Cox and Wyman site for a residential scheme, as well as loss of the former Iceland and Wickes units for another residential proposal.

Outstanding permissions continue to show a vast amount of office floorspace with unimplemented permission, albeit this is partly countered by a number of prior approvals for loss of offices to residential. Many of the older office proposals have been outstanding for some years, and there is a question mark over whether they will ever be implemented. There are also large volumes of hotel, assembly and leisure and sui generis uses outstanding. In terms of new permissions this year, as well as a number of new prior approvals that would result in a loss of offices, there are two new permissions for major hotel development in central Reading.

The amount of floorspace considered as 'soft' commitments in 2019/20 has changed significantly from previous years. Soft commitments are those where there is not yet a formal planning permission in place, generally those where there has either been a resolution to grant planning permission subject to signing a Section 106 agreement, or which are identified in a local plan. The new Local Plan was adopted in November 2019 with a number of new sites, and these floorspaces have been included. In particular, it leads to a significant growth in employment space, particularly B8 on an allocation at Island Road, and office as part of town centre mixed sites. There is a significant loss of sui generis uses, mainly through redevelopment to residential.

In terms of how these figures fit into the longer-term picture, trends are always difficult to identify in the annual commitments exercise, as figures can be hugely swayed by single developments. The clearest trends over the last decade or so are for loss of B1 offices (often due to conversion to residential) and A1 retail (with losses for other town centre uses as well as demolition to facilitate redevelopment), and gain of B8 storage and distribution floorspace, and in these cases. Whilst this year's figures do show a loss of A1 retail, there small gains of B1 floorspace and a very small loss of B8, although neither of these are significant enough to suggest that the long term trends will significantly change.

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## 1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2020 survey of Non-Residential Planning Commitments in Reading Borough. Its purpose is to monitor change in the amount of floorspace in various non-residential uses.
- 1.2 The changes in floorspace are monitored through the planning process. This document shows the overall change in amount of floorspace in terms of what has planning permission at 31 March 2020, and what has been completed during the monitoring year (1 April 2019 to 31 March 2020).
- 1.3 Surveys of employment commitments have been produced annually for the Berkshire area for decades. Up until 2010 this information was collected and published for Reading by the Berkshire Unitary Authorities' Joint Strategic Planning Unit (JSPU). However, the responsibility for monitoring of commitments was transferred to Reading Borough Council early in 2011.
- 1.4 The notes in the sections 1 to 3 of this report explain the background to the non-residential commitments, the methodology involved in carrying out the survey and how to use the schedules.
- 1.5 Section 4 contains the summary tables. These provide the following:
  - Amount of floorspace (net) with planning permission that had not been started at 31 March 2020;
  - Amount of floorspace (net) that was under construction at 31 March 2020;
  - Amount of floorspace (net) with permission that was outstanding at 31 March 2020 (i.e. the total of floorspace not started and under construction);
  - Amount of floorspace (net) without planning permission but agreed in principle at 31 March 2020 ('soft commitments');
  - Amount of floorspace (net) that has been completed between 1 April 2019 and 31 March 2020;
  - Amount of floorspace (net) newly permitted between 1 April 2019 and 31 March 2020; and
  - Amount of floorspace (net) for which planning permission had lapsed at 31 March 2020.
- 1.6 Section 5 looks at how the figures from this year's commitments survey compare to those from previous years.
- 1.6 Sections 6 and 7 contain the detailed schedules of the sites that have fed into the summary tables, which list all sites with a commitment for non-residential development (over 100 sq m) within the monitoring year and describes their status at 31 March 2020.
- 1.7 This document has been produced alongside the Residential Planning Commitments at 31 March 2020 document.
- 1.8 For any queries, please contact Planning Policy, Planning Section, Reading Borough Council on 0118 9373337 or [planningpolicy@reading.gov.uk](mailto:planningpolicy@reading.gov.uk).

## 2. METHODOLOGY

- 2.1 The non-residential commitments surveys (previously called Employment Commitments) are updated and published each year, covering the monitoring year 1 April to 31 March. The 2019 survey has been updated to 2020 in four stages:
- (1) Outstanding commitments at March 2019 were identified from the previous survey<sup>1</sup>.
  - (2) Relevant planning permissions granted between 1 April 2019 and 31 March 2020 were identified from the Council's planning application records. Individual planning application forms, decision notices and plans were examined where necessary. In cases where more than one alternative permission relates to the same site, the floorspace applicable to the most recent permission is counted as it is assumed that this is the permission most likely to be implemented, unless there is reason to believe otherwise. Reference is however made to any alternative permissions in the text. Once it is clear which permission is being implemented, any alternative proposals are superseded.
  - (3) Each new commitment was allocated to a use class, or use classes.
  - (4) All sites were visited by Council officers in order to establish building progress for both commitments outstanding at March 2019 and the more recent commitments. These visits are generally carried out as soon after 31 March as possible. However, restrictions on movement which applied in Spring 2020 due to the Covid-19 outbreak meant that there was a slight delay in most of the site visits taking place. Site visits were undertaken in April and May 2020. Building progress was classified as 'not started', 'under construction' or 'completed'.
- 2.2 Commitments which have been completed and permissions which lapsed in the period 1 April 2019 to 31 March 2020, are listed in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are accumulated separately in Table 7.
- 2.3 Sites which have any of the following characteristics are included in both this document and the Residential Commitments document at March 2020:
- a. Sites with alternative residential and non-residential commitments
  - b. Sites with a commitment for mixed-use including both residential and non-residential use; and
  - c. Sites where there is a loss of non-residential for residential use, or vice versa.
- 2.4 A commitment is defined as an amount of development, which has been approved for a particular use. Floorspace figures are expressed in square metres.

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<sup>1</sup> [https://www.reading.gov.uk/media/10202/Non-residential-commitments-18-19/pdf/Non\\_Residential\\_Commitments\\_18-19.pdf](https://www.reading.gov.uk/media/10202/Non-residential-commitments-18-19/pdf/Non_Residential_Commitments_18-19.pdf)

2.5 There are two types of commitment:

- 1 Hard commitment - a site with the benefit of a valid planning permission;
- 2 Soft commitment - a site without a valid planning permission but which has been identified in local plans or is subject to an outstanding Section 106 agreement. These are allocated to the following categories:
  - Developments for which approval has been indicated, usually at Planning Applications Committee, but remain subject to an outstanding Section 106 agreement;
  - Developments which have been identified in a local plan but which have no formal planning permission.

2.6 The land use categories in the survey are based on the uses contained in the Town and Country Planning (Use Classes) Order 1990, as amended by the Use Classes (Amendment) Order 2005<sup>2</sup> and General Permitted Development (Amendment) Order 2005 and any further amendments since. An outline specification for each use is given below:

- A1 Shops and premises for selling goods. Retail warehouses, post offices, travel agents and internet cafes are included in this category, but not amusement arcades, garages, restaurants or shops selling hot food for consumption off the premises.
- A2 Independent office premises in use for financial and professional services where the majority of services are provided to visiting members of the public. Banks, estate agents, employment agencies and solicitors are included in this category but not taxi businesses, betting shops or payday lenders.
- A3 Restaurants and cafes where the primary purpose is the sale and consumption of food and light refreshment on the premises.
- A4 Drinking establishments i.e. public houses, wine bars etc.
- A5 Hot food takeaways where the primary purpose is the sale of hot food to take away.
- B1 Independent office uses (other than for A2 above), research and development of products or processes and light industrial uses.
- B2 General industrial uses.
- B8 Buildings used independently of other uses for storage and/or wholesale distribution. Open storage is excluded for the purposes of this exercise.
- C1 Hotels and guest houses but not hostels.

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<sup>2</sup> The Use Classes Amendment Orders 2005 brought in two new use classes; these were for the introduction of A4 and A5 uses, details of which are included above.



- C2 Residential institutions. This category includes hospitals, nursing homes, residential schools or training centres and premises used for the provision of residential accommodation for those in need of a significant amount of care.
- D1 Non-residential institutions. This category includes premises used for medical or health services, day nurseries, schools, public libraries and museums.
- D2 Assembly and leisure, including cinemas, concert halls, bingo halls, dance halls, gymnasiums and swimming pools but excluding theatres and nightclubs.
- SG Sui Generis. This comprises uses that do not fall within the specified use classes.
- 2.7 Developments are only recorded in the schedules if the net change in floorspace in a use class is at least 100 sq m. They are classified into one or a combination of the site uses explained above, usually based on the information on planning application forms or any more recent submitted information.
- 2.8 Commitments are assigned to the various land use categories in the report on the basis of the type of use that forms the main or principal component, except where there is an obvious joint main use on the site. Commitments that are for a range of business (B1), industrial (B2) and/or warehousing (B8) are usually attributed to the business use class (B1), since that is considered to be the use with the potential to generate the greatest amount of employment per unit area. It is, however, recognised that the floorspace could be used for industrial (B2) or warehousing (B8) purposes. Ancillary floorspace is included within the main use, e.g. a development of 1,000 sq m of B8 (warehousing) floorspace plus 200 sq m of ancillary B1 (office) floorspace is recorded as 1,200 sq m under the main site use which in this instance would be B8 (warehousing).
- 2.9 A change of use from one main site use to another is recorded as a gain for one use and a loss of another, e.g. A1 (retail) -200 sq m; B1 (office) +200 sq m.
- 2.10 The net change in floorspace disregards unauthorised uses and takes into account permitted uses only. Unauthorised uses are not counted in the figures.

### 3. UNDERSTANDING THE TABLES

- 3.1 This section describes and clarifies the information presented in the tables in sections 4, 6 and 7.

#### UNDERSTANDING THE SUMMARY TABLES

- 3.2 Section 4 contains seven summary tables, which contain information on developments that have not started, are under construction, are outstanding, are agreed in principle, have been completed, were newly permitted this year and have lapsed.
- 3.3 All tables show the amount of floorspace by square metres (gross internal area, usually based on the information given on planning application forms) in each use class (see paragraph 2.6) which has the relevant status.
- 3.4 As well as an overall total for the Borough, totals within two different categories are shown:
- **By Ward**  
Reading Borough Council is broken down into 16 wards (see figure 1). A total for each ward is given<sup>3</sup>.
  - **By Development Plan Designation**  
The totals for a number of different planning designations for the area, based on existing development plan documents (see figure 1):
    - Central Reading - the boundary of Central Reading is the boundary shown in the Local Plan (adopted 2019).
    - Smaller Centres - the smaller centres (other than Central Reading) are those listed as district, major local or local centres under policy RL1 of the Local Plan, using the boundaries shown on the adopted Proposals Map.
    - Town Centres sub-total - this is the sub-total for Central Reading and the smaller centres.
    - South Reading - the Local Plan focuses a significant amount of development on South Reading, in particular the A33 corridor. The boundary used for monitoring this is the definition of South Reading in the Local Plan.
    - Core Employment Areas (CEAs) - policies EM2 and EM3 of the Local Plan refer to Core Employment Areas as being the areas where new industrial and warehousing uses will be focused, and where existing employment will be protected. The boundaries of the CEAs are shown on the adopted Proposals Map and it is these boundaries that are referred to here.

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<sup>3</sup> No figure for parishes is given, as Reading Borough has no parishes.

It is important to note that the figures within this set of designations do not sum, because there is some overlap - i.e. some sites will be within both South Reading and a Core Employment Area, or within both South Reading and a defined centre, whilst many will be outside both.

- 3.5 The seven tables are divided by status, and these are described below.
- 3.6 **Table 1** shows the amount of net floorspace (i.e. taking account of both gains and losses) with planning permission (including both full and outline) but not yet started at 31 March 2020.
- 3.7 **Table 2** shows the amount of net floorspace with planning permission that was under construction at 31 March 2020. This starts from the digging of footings and laying of foundations, and ends when work has completed<sup>4</sup>. For changes of use, this includes the period of making internal alterations.
- 3.8 **Table 3** shows the total amount of net floorspace outstanding at 31 March 2020. This consists of net floorspace not started and net floorspace under construction, and therefore is a sum of tables 1 and 2.
- 3.9 **Table 4** shows the amount of net floorspace without planning permission but accepted in principle. These are known as 'soft commitments', and relate to the schedule set out at Section 7. There are two types of 'soft commitment':
  - Sites where there has been a resolution to grant permission, often at Planning Applications Committee, but where the decision had not been officially issued at 31 March 2020. Usually, this is where the permission is awaiting the signing of a Section 106 Agreement.
  - Sites which are allocated for non-residential development in an adopted development plan but where planning permission has not yet been granted.
- 3.10 In the case of development plan allocations, the relevant document is the Local Plan adopted in November 2019. Floorspaces for allocations should only be included in these schedules where there is a basis for their estimation - either a loss of existing floorspace (usually estimated on the basis of mapping information) or where a floorspace figure is set out in the allocation. The allocation usually quotes a range of floorspaces, and where this is the case the higher figure is used.
- 3.11 Since this is the first publication of the annual Non-Residential Commitments since the adoption of the new Local Plan in November 2019, the figures for soft commitments have changed very substantially in comparison to the previous year. Whilst there have been a large number of new sites identified in the Local Plan, this is also because previous development plan allocations did not generally specify floorspaces, and were not therefore included in the schedules.
- 3.12 The inclusion of such soft commitment sites in the document does not necessarily represent a commitment to approve the development. It is not

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<sup>4</sup> It should be noted that the definition of when construction has begun for these purposes may differ from the definition of whether a permission has been implemented for legal purposes.

therefore comparable with an outstanding planning permission, nor is it necessarily an indication of a site's continued acceptability for development. All future planning applications on these sites will be considered on their individual merits by the Council.

- 3.13 **Table 5** shows the amount of net floorspace completed between 1 April 2019 and 31 March 2020. Floorspace is completed for these purposes when work on it has ended, even if it is still unoccupied.
- 3.14 **Table 6** shows the amount of net floorspace newly permitted between 1 April 2019 and 31 March 2020. Its purpose is to show where new sites are coming forward. As such, it does not include developments which are the same as, or similar to, previous or existing permissions on the same site.
- 3.15 **Table 7** shows the amount of net floorspace for which planning permission had lapsed between 1 April 2019 and 31 March 2020. Planning permissions are generally subject to a condition requiring that work begins within a certain period, and an unimplemented permission lapses when that period runs out. Once lapsed, the developments no longer have planning permission. The standard period is generally three years, although other periods may be specified in individual cases.
- 3.16 In the past, some documents have also included **Tables 8 to 14**, which set out the same information as above but for gross change, i.e. not taking account of the losses of floorspace. This is not considered to add much to the document, and has therefore been excluded in the most recent documents. The information is available from the Council if required.

#### UNDERSTANDING THE INDIVIDUAL SCHEDULES

- 3.17 Sections 6 and 7 list the individual sites which have fed into the overall figures in section 4.
- 3.18 Section 6 lists the 'hard commitments'. Hard commitments are sites with planning permission.
- 3.19 Section 7 lists the 'soft commitments'. Soft commitments are sites without a planning permission, but where the principle of development has been agreed. See paragraph 3.9 above.
- 3.20 The schedules are ordered by ward, and then code, and in each case, the following information is presented.
  - **Ward**  
The ward that the development is in. In the case of development that covers more than one ward, it is listed under the ward in which the largest part of the site falls.
  - **Code**  
This is a unique identifier used only for the commitments exercise. Where a site has a number of different commitments, the code for each commitment ends with a /1, /2, /3 etc. No separate entry is included for extensions of time or variations of condition. Entries are now only separated where they are distinct proposals.

- **Grid Reference**  
The grid reference of the centre point of the development site.
- **Site Area**  
The gross site area of the development in hectares.
- **Address**
- **Planning Policy Designations**  
Whether or not the development falls within a defined centre or within a Core Employment Area (see paragraph 3.4).
- **Application number and type**  
The planning application for the development. In the case of the non-residential commitments, applications on the same site are generally listed separately. In some cases, there are alternative proposals for the same site. The floorspace figures are usually only listed against one application (unless applications contain additional floorspace on the same site) to avoid double-counting. Where possible, the description of development and comments in the schedule refers to other relevant permissions and how they relate.

The type of applications are as follows:

- FUL: Application for full planning permission.
- OUT: Outline application, i.e. a planning application to approve the principle of the development, for which more detailed permission ('reserved matters') is required before building can commence.
- REM: Reserved matters, i.e. the detailed permission to enable an outline permission to be implemented.
- COU: Application for a change of use between use classes.
- CLE: Certificate of Lawful Use (Existing) - an application to ensure that development that has already taken place (often without planning permission) is lawful.
- CLP: Certificate of Lawful Use (Proposed) - an application to ensure that proposed development would be lawful, generally because it would not require planning permission.
- VARIAT: An application to vary conditions on an existing permission.
- EXT: Application for extension of time, to extend the time limit of an existing planning permission.
- PRA: Application for prior approval, which is for types of development not requiring planning permission. There are various types of prior approval, including for demolition and a

number of types of change of use. This includes changes of use from B1 office to residential.

- LOCPLAN: A site allocated by a policy in the Local Plan.

In the case of the development plan allocations in the 'soft commitments' schedule (where they are listed), the policy reference is used instead of an application number.

- **Applicant**

The person or organisation who applied for planning permission.

- **Status by use class**

This shows the amount of floorspace within each use class (see paragraph 2.6), against the status of that floorspace. The following different statuses are shown:

- Already Comp 2019 - Floorspace that had already been completed on site by the start of the monitoring year, and does not therefore count towards this year's figures.
- Comp during 2019-20 - Floorspace that was completed on site during the monitoring year.
- Under Construction - the amount of floorspace under construction (or in the process of conversion) at 31 March 2020.
- Not Started - the amount of floorspace with planning permission but not yet started at 31 March 2020.

Where a development has lapsed (see above) or has been superseded by a different permission on the same site, all of the figures above will be zero, to avoid double-counting. If so, the schedule will state 'Lapsed' or 'Superseded' within the entry. Likewise, the figures will be zero if figures are already counted against another commitment on the same site.

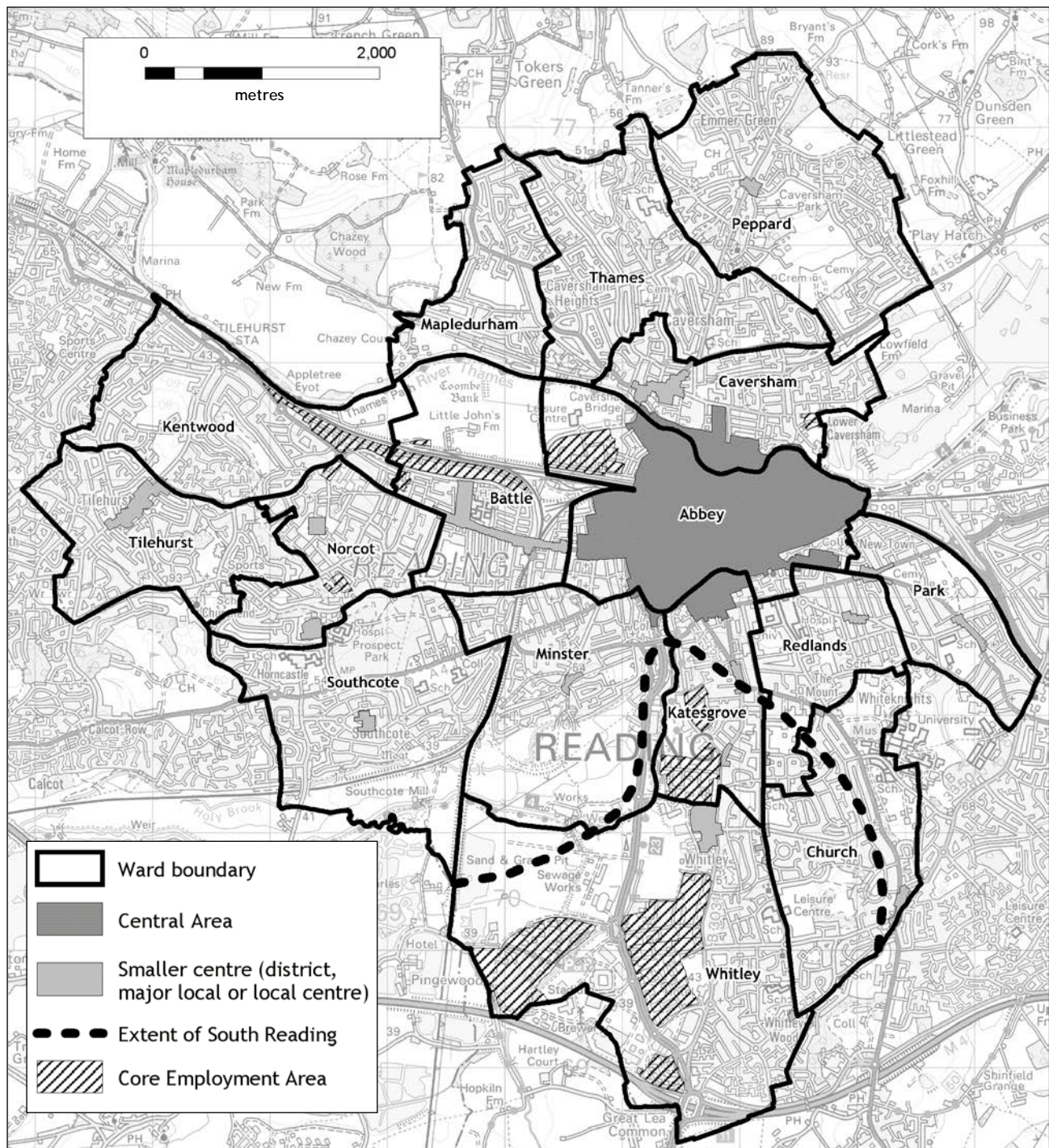
- **Description of development and comments**

This text describes the proposed development, and its relationship to any other developments shown in the schedule, and includes any other pertinent information.

- 3.21 Some large sites are subject to an overall outline permission, reserved matters and full permissions for particular developments on various parts of the site. In the past, these sites have been divided into their constituent parts, with the code for each commitment ending with a /1, /2, /3 etc. The floorspace and/or the site area remaining under the original outline consent was formerly detailed under a separate record. However, now, where possible, there is a single entry for a large site to reduce the complexity of the schedules.

**Figure 1: Wards and Development Plan Designations in Reading**

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## 4. SUMMARY TABLES



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

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>8,733</b>	<b>-413</b>	<b>3,897</b>	<b>-35</b>	<b>-364</b>	<b>222,826</b>	<b>5,096</b>	<b>-9,361</b>	<b>46,560</b>	<b>21,032</b>	<b>6,205</b>	<b>61,380</b>	<b>31,902</b>
<b>By Ward</b>													
Abbey	6,332	-413	2,555	-66	-467	104,537	-1,087	-2,273	9,310	0	-460	3,008	1,383
Battle	-236	0	0	0	0	110	0	0	0	2,000	0	250	-171
Caversham	611	0	81	0	0	1,577	0	0	0	0	-403	536	149
Church	-135	0	135	0	0	0	0	0	12,191	0	0	0	200
Katesgrove	-103	0	0	-697	103	-4,255	0	0	0	0	0	0	935
Kentwood	0	0	0	0	0	0	0	0	0	232	0	0	0
Mapledurham	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Minster	0	0	0	0	0	-1,072	0	0	0	298	0	0	-298
Norcot	3,908	0	0	0	0	0	0	-231	0	0	4,450	0	188
Park	-258	0	258	0	0	-2,041	0	0	0	153	224	0	-180
Peppard	0	0	0	0	0	0	0	0	0	5,182	0	0	0
Redlands	0	0	0	0	0	-156	0	0	0	9,867	0	0	0
Southcote	0	0	140	0	0	0	0	0	54	0	106	161	0
Thames	0	0	0	0	0	0	0	0	0	0	-8	0	0
Tilehurst	0	0	0	0	0	-218	0	0	0	0	2,296	0	-180
Whitley	-1,386	0	728	728	0	124,344	6,183	-6,857	25,005	0	0	57,425	29,876
<b>By Development Plan Designation</b>													
Central Reading	6,332	-413	2,555	-582	-467	102,494	-1,087	0	9,310	0	-460	3,008	1,351
Smaller Centres	3,787	0	474	0	103	-1,178	0	0	0	0	-403	536	-171
<b>Town Centres Sub-Total</b>	<b>10,119</b>	<b>-413</b>	<b>3,029</b>	<b>-582</b>	<b>-364</b>	<b>101,316</b>	<b>-1,087</b>	<b>0</b>	<b>9,310</b>	<b>0</b>	<b>-863</b>	<b>3,544</b>	<b>1,180</b>
South Reading Total	-1,489	0	728	728	103	121,278	6,183	-6,857	25,005	0	0	57,425	30,076
Core Employment Areas Total	0	0	0	0	0	47,974	6,183	-6,509	0	0	0	899	7,122

Table 2 - Planning Permissions (Hard Commitments) Under Construction - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	-9,800	0	2,192	-224	0	20,444	-9,494	190	1,570	-180	2,879	2,066	20,499
<b>By Ward</b>													
Abbey	-10,094	0	1,920	0	0	-5,377	-9,494	0	1,066	0	306	2,062	6,192
Battle	0	0	0	0	0	0	0	0	0	0	0	0	209
Caversham	-162	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0	0	0	0	0	0	294
Katesgrove	0	0	272	-224	0	-2,056	0	0	0	-180	916	0	6,368
Kentwood	-109	0	0	0	0	-217	0	0	0	0	0	0	-108
Mapledurham	0	0	0	0	0	0	0	0	0	0	2,072	102	0
Minster	0	0	0	0	0	0	0	0	0	0	0	0	569
Norcot	0	0	0	0	0	28	0	0	0	0	-186	0	0
Park	-113	0	0	0	0	0	0	0	0	0	-229	0	-205
Peppard	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	0	0	0	0	0	0	0	0
Southcote	0	0	0	0	0	0	0	0	504	0	0	-98	-406
Thames	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley	678	0	0	0	0	28,066	0	190	0	0	0	0	7,586
<b>By Development Plan Designation</b>													
Central Reading	-10,094	0	2,192	-224	0	-7,044	0	0	1,066	0	306	2,062	10,494
Smaller Centres	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Town Centres Sub-Total</b>	<b>-10,094</b>	<b>0</b>	<b>2,192</b>	<b>-224</b>	<b>0</b>	<b>-7,044</b>	<b>0</b>	<b>0</b>	<b>1,066</b>	<b>0</b>	<b>306</b>	<b>2,062</b>	<b>10,494</b>
South Reading Total	678	0	0	0	0	28,066	0	190	0	0	0	0	7,586
Core Employment Areas Total	0	0	0	0	0	28,066	0	190	0	0	0	0	0

Table 3 - Planning Permissions (Hard Commitments) Outstanding\* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-1,067</b>	<b>-413</b>	<b>6,089</b>	<b>-259</b>	<b>-364</b>	<b>243,270</b>	<b>-4,398</b>	<b>-9,171</b>	<b>48,130</b>	<b>20,852</b>	<b>9,084</b>	<b>63,446</b>	<b>52,401</b>
<b>By Ward</b>													
Abbey	-3,762	-413	4,475	-66	-467	99,160	-10,581	-2,273	10,376	0	-154	5,070	7,575
Battle	-236	0	0	0	0	110	0	0	0	2,000	0	250	38
Caversham	449	0	81	0	0	1,577	0	0	0	0	-403	536	149
Church	-135	0	135	0	0	0	0	0	12,191	0	0	0	494
Katesgrove	-103	0	272	-921	103	-6,311	0	0	0	-180	916	0	7,303
Kentwood	-109	0	0	0	0	-217	0	0	0	232	0	0	-108
Mapledurham	0	0	0	0	0	0	0	0	0	3,300	2,072	102	0
Minster	0	0	0	0	0	-1,072	0	0	0	298	0	0	271
Norcot	3,908	0	0	0	0	28	0	-231	0	0	4,264	0	188
Park	-371	0	258	0	0	-2,041	0	0	0	153	-5	0	-385
Peppard	0	0	0	0	0	0	0	0	0	5,182	0	0	0
Redlands	0	0	0	0	0	-156	0	0	0	9,867	0	0	0
Southcote	0	0	140	0	0	0	0	0	558	0	106	63	-406
Thames	0	0	0	0	0	0	0	0	0	0	-8	0	0
Tilehurst	0	0	0	0	0	-218	0	0	0	0	2,296	0	-180
Whitley	-708	0	728	728	0	152,410	6,183	-6,667	25,005	0	0	57,425	37,462
<b>By Development Plan Designation</b>													
Central Reading	-3,762	-413	4,747	-806	-467	95,450	-1,087	0	10,376	0	-154	5,070	11,845
Smaller Centres	3,787	0	474	0	103	-1,178	0	0	0	0	-403	536	-171
<b><i>Town Centres Sub-Total</i></b>	<b>25</b>	<b>-413</b>	<b>5,221</b>	<b>-806</b>	<b>-364</b>	<b>94,272</b>	<b>-1,087</b>	<b>0</b>	<b>10,376</b>	<b>0</b>	<b>-557</b>	<b>5,606</b>	<b>11,674</b>
South Reading Total	-811	0	728	728	103	149,344	6,183	-6,667	25,005	0	0	57,425	37,662
Core Employment Areas Total	0	0	0	0	0	76,040	6,183	-6,319	0	0	0	899	7,122

\*Includes developments not started & under construction (sum tables 1 & 2)

Table 4 - Proposals Without Planning Permission But Accepted in Principle (Soft Commitments)\* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>348</b>	<b>-721</b>	<b>0</b>	<b>0</b>	<b>164</b>	<b>42,666</b>	<b>-22,728</b>	<b>79,193</b>	<b>0</b>	<b>0</b>	<b>-6,085</b>	<b>6,720</b>	<b>-100,717</b>
<b>By Ward</b>													
Abbey	9,991	-446	0	0	0	63,944	-17,977	-7,529	0	0	-448	7,413	-76,682
Battle	0	0	0	0	0	0	-743	0	0	0	-474	0	0
Caversham	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	-275	0	0	164	0	0	0	0	0	0	2,232	0
Katesgrove	-9,661	0	0	0	0	-802	-7,831	0	0	0	0	0	0
Kentwood	-922	0	0	0	0	0	1,123	0	0	0	-56	0	-2,103
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0	-530	0	0	0	0	-3,609
Norcot	0	0	0	0	0	0	0	0	0	0	0	0	-2,176
Park	940	0	0	0	0	0	0	0	0	0	-1,744	316	-851
Peppard	0	0	0	0	0	0	0	0	0	0	0	0	-12,770
Redlands	0	0	0	0	0	0	0	0	0	0	-1,643	0	-1,130
Southcote	0	0	0	0	0	0	0	0	0	0	-1,720	0	0
Thames	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley	0	0	0	0	0	-20,476	2,700	87,252	0	0	0	-3,241	-1,396
<b>By Development Plan Designation</b>													
Central Reading	9,991	-446	0	0	0	63,142	-14,337	-7,308	0	0	-448	7,413	-76,682
Smaller Centres	940	-275	0	0	164	-19,900	0	-28,748	0	0	0	-3,925	-851
<b>Town Centres Sub-Total</b>	<b>10,931</b>	<b>-721</b>	<b>0</b>	<b>0</b>	<b>164</b>	<b>43,242</b>	<b>-14,337</b>	<b>-36,056</b>	<b>0</b>	<b>0</b>	<b>-448</b>	<b>3,488</b>	<b>-77,533</b>
South Reading Total	-9,661	0	0	0	0	-20,476	-5,131	86,722	0	0	0	-3,241	-4,193
Core Employment Areas Total	0	0	0	0	0	-576	3,823	0	0	0	0	0	-1,396

\*Does not include development plan allocations, as these do not tend to have specific floorspace figures

Table 5 - Planning Permissions (Hard Commitments) Completed 2019-2020\* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-9,064</b>	<b>-2,219</b>	<b>162</b>	<b>436</b>	<b>0</b>	<b>4,020</b>	<b>0</b>	<b>-699</b>	<b>848</b>	<b>670</b>	<b>1,450</b>	<b>468</b>	<b>9,497</b>
<b>By Ward</b>													
Abbey	-8,043	-1,997	-255	436	0	2,227	0	0	848	0	-1,358	216	-162
Battle	0	0	0	0	0	-52	0	-421	0	261	193	252	0
Caversham	-122	61	0	0	0	-134	0	0	0	0	61	0	0
Church	0	0	0	0	0	0	0	0	0	0	0	0	456
Katesgrove	0	-283	0	0	0	-295	0	-225	0	0	0	0	36
Kentwood	0	0	0	0	0	0	0	0	0	0	-199	0	285
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0	-383	0	-379	0	0	906
Norcot	-110	0	0	0	0	0	0	0	0	0	88	0	0
Park	0	0	0	0	0	0	0	0	0	0	0	0	-353
Peppard	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	0	-465	0	0	-2,883	0	0	0	788	340	0	310
Southcote	0	0	0	0	0	0	0	0	0	0	372	0	0
Thames	0	0	0	0	0	0	0	0	0	0	-113	0	0
Tilehurst	0	0	0	0	0	-122	0	0	0	0	0	0	0
Whitley	-789	0	882	0	0	5,279	0	330	0	0	2,066	0	8,019
<b>By Development Plan Designation</b>													
Central Reading	-8,043	-2,280	-255	436	0	1,580	0	0	848	0	-1,404	216	-1,174
Smaller Centres	-122	61	-465	0	0	-334	0	-145	0	0	254	0	0
<b>Town Centres Sub-Total</b>	<b>-8,165</b>	<b>-2,219</b>	<b>-720</b>	<b>436</b>	<b>0</b>	<b>1,246</b>	<b>0</b>	<b>-145</b>	<b>848</b>	<b>0</b>	<b>-1,150</b>	<b>216</b>	<b>-1,174</b>
South Reading Total	-789	0	882	0	0	5,631	0	-278	0	0	2,066	0	8,443
Core Employment Areas Total	0	0	0	0	0	5,944	0	-171	0	0	0	252	7,782

\*Includes developments completed but vacant or partially vacant and those fully occupied

Table 6 - New Floorspace Permitted During 2019-2020\* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-5,026</b>	<b>-688</b>	<b>778</b>	<b>105</b>	<b>-364</b>	<b>-14,554</b>	<b>-1,087</b>	<b>-3,608</b>	<b>10,184</b>	<b>227</b>	<b>374</b>	<b>4,320</b>	<b>6,602</b>
<b>By Ward</b>													
Abbey	-1,761	-749	-32	436	-467	-10,444	-1,087	-2,516	10,184	0	-414	311	583
Battle	0	0	0	0	0	0	0	0	0	0	0	0	209
Caversham	-122	61	0	0	0	-134	0	0	0	0	-342	-116	149
Church	-135	0	135	0	0	0	0	0	0	0	0	0	347
Katesgrove	-103	0	0	-331	103	921	0	0	0	-180	916	0	-119
Kentwood	0	0	0	0	0	0	0	0	0	0	0	0	285
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	102	0
Minster	0	0	0	0	0	0	0	-383	0	0	0	0	527
Norcot	0	0	0	0	0	28	0	0	0	0	-186	0	0
Park	-258	0	258	0	0	0	0	0	0	0	0	0	-576
Peppard	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	0	-465	0	0	0	0	0	0	407	0	0	310
Southcote	0	0	0	0	0	0	0	0	0	0	106	161	0
Thames	0	0	0	0	0	0	0	0	0	0	-113	0	0
Tilehurst	0	0	0	0	0	-218	0	0	0	0	407	0	-180
Whitley	-2,647	0	882	0	0	-4,707	0	-709	0	0	0	3,862	5,067
<b>By Development Plan Designation</b>													
Central Reading	-1,761	-749	-32	105	-467	-10,658	-1,087	0	10,184	0	-460	311	583
Smaller Centres	-618	61	-72	0	103	-352	0	0	0	0	-342	-116	0
<b>Town Centres Sub-Total</b>	<b>-2,379</b>	<b>-688</b>	<b>-104</b>	<b>105</b>	<b>-364</b>	<b>-11,010</b>	<b>-1,087</b>	<b>0</b>	<b>10,184</b>	<b>0</b>	<b>-802</b>	<b>195</b>	<b>583</b>
South Reading Total	-2,750	0	882	0	103	-3,304	0	-1,092	0	0	0	3,862	5,691
Core Employment Areas Total	0	0	0	0	0	-3,304	0	-709	0	0	0	899	4,355

\*This does not include permissions that are similar to proposals outstanding at 31 March 2019 on the same site

Table 7 - Lapsed Floorspace During 2019-2020\* - Net

	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	119	0	227	181	0	-4,433	-536	-158	-889	0	0	814	-38
<b>By Ward</b>													
Abbey	0	0	227	181	0	-4,433	-536	0	-889	0	0	0	157
Battle	0	0	0	0	0	0	0	-158	0	0	0	0	0
Caversham	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove	0	0	0	0	0	0	0	0	0	0	0	0	0
Kentwood	0	0	0	0	0	0	0	0	0	0	0	0	0
Mapledurham	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster	0	0	0	0	0	0	0	0	0	0	0	0	0
Norcot	0	0	0	0	0	0	0	0	0	0	0	0	192
Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Peppard	119	0	0	0	0	0	0	0	0	0	0	0	0
Redlands	0	0	0	0	0	0	0	0	0	0	0	0	-387
Southcote	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley	0	0	0	0	0	0	0	0	0	0	0	814	0
<b>By Development Plan Designation</b>													
Central Reading	0	0	227	181	0	-4,433	-536	0	-889	0	0	0	0
Smaller Centres	0	0	0	0	0	0	0	-158	0	0	0	814	0
<i>Town Centres Sub-Total</i>	<i>0</i>	<i>0</i>	<i>227</i>	<i>181</i>	<i>0</i>	<i>-4433</i>	<i>-536</i>	<i>-158</i>	<i>-889</i>	<i>0</i>	<i>0</i>	<i>814</i>	<i>0</i>
South Reading Total	0	0	0	0	0	0	0	0	0	0	0	814	0
Core Employment Areas Total	0	0	0	0	0	0	0	0	0	0	0	0	0

\*Permissions which have expired and are not counted in outstanding permissions.

Sites where a similar alternative permission is still outstanding are not counted here.

## 5. DEVELOPMENT TRENDS

5.1 The following statistics give an indication of trends in employment generating development over recent years.

5.2 For the period 1991-2002, sites that were vacant or partly vacant were considered to be 'Outstanding'. However, from 2002/2003 these sites have been considered to be 'Completed'. Hence the 'Existing Stock', 'Outstanding Commitments' and 'Completions' figures for 2003 and onwards are not directly comparable with earlier years. An adjustment has been made to the figures for 2001/2002 and 2002/2003 for the 'Existing Stock', 'Outstanding Commitments' and 'Completions' to take account of the vacant and partly vacant sites at 2002 as being counted as 'Completed'. Tables 8 and 9 show these adjusted figures in italics together with the figures recorded for each year.

### Existing Stock

5.3 Table 8 gives details of the existing stock of industrial and commercial floorspace. Figures have been calculated by adding annual completion figures to a 1984 floorspace stock figure taken from the Department of the Environment's *"Commercial and Industrial Floorspace Statistics 1981-1984"*.

Table 8: Floorspace Stock by Use Class (sq m)

	Business, Industry, Professional and Financial Services (A2, B1 - 7)		Warehousing (B8)	
1991		979,290		503,610
1992		994,230		503,190
1993		1,003,320		503,510
1994		1,001,190		501,830
1995		998,380		503,170
1996		994,990		496,510
1997		1,005,360		497,170
1998		982,580		496,370
1999		965,900		482,960
2000		963,430		494,490
2001		954,100		498,230
2002	<i>1,029,480</i>	1,027,150	<i>492,240</i>	492,240
2003	1,039,910		489,790	
2004	1,016,250		481,800	
2005	1,007,960		490,560	
2006	996,030		493,370	
2007	984,930		494,980	
2008	971,280		480,860	
2009	968,880		477,260	
2010	1,017,900		479,890	
2011	973,640		483,743	
2012	900,338		484,419	
2013	891,851		568,986	
2014	872,195		575,394	
2015	815,870		576,839	
2016	791,740		577,011	
2017	778,316		576,949	
2018	810,159		580,805	
2019	814,563		582,110	
2020	816,364		581,411	

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPP 1998-2010, RBC 2011-2020



## Outstanding Commitments

- 5.4 Table 9 gives details of the amount of outstanding floorspace with planning permission whilst Table 10 summarises the amount of outstanding floorspace that has been accepted in principle, i.e. a development for which approval has been indicated but remains subject to an outstanding Section 106 agreement or has been identified in an adopted development plan but which has no formal planning permission.

**Table 9: Employment Generating Floorspace Outstanding at March Each Year (net change in floorspace (sq m))**

	Retail (A1)		Financial & Professional Services (A2)		Business (B1)		General & Special Industry (B2 - 7)		Storage & Distribution (B8)	
2001	-2,660		270		203,470		-440		-4,090	
2002	-3,170	-3,170	60	60	139,270	141,600	-50,560	-50,560	7,130	7,130
2003	1,710		-210		80,140		-12,100		5,850	
2004	-3,900		-760		103,930		-13,460		24,510	
2005	820		-130		235,700		-10,810		6,980	
2006	4,900		-1,730		172,540		-9,040		8,230	
2007	13,330		-1,730		168,900		-990		-3,360	
2008	12,400		-2,190		261,220		-670		8,620	
2009	6,700		-140		272,290		-1,770		11,640	
2010	9,730		-3,220		219,630		1,420		8,000	
2011	9,660		-3,030		228,400		2,520		53,060	
2012	19,488		-3,051		335,204		3,862		131,612	
2013	9,838		-183		273,635		568		39,480	
2014	11,209		324		257,698		802		34,301	
2015	1,483		227		335,447		2,639		31,366	
2016	3,234		288		332,804		29,178		31,153	
2017	14,700		557		320,212		23,664		6,517	
2018	2,033		557		269,017		10,531		1,471	
2019	-314		-1,944		256,559		-3,847		-6,420	
2020	-1,067		-413		243,270		-4,398		-9,171	

Source: Planning Commitments for Employment Uses, JSPU 2001-2010, RBC 2011-2020

**Table 10: Employment Generating Floorspace Accepted in Principle at March Each Year (net change in floorspace (sq m))**

	Retail (A1)		Financial & Professional Services (A2)		Business (B1)		General & Special Industry (B2 - 7)		Storage & Distribution (B8)	
2001	4,340		-630		3,380		-1,380		13,990	
2002	5,490		0		58,700		-1,380		-3,930	
2003	600		0		62,910		0		-1,210	
2004	600		0		42,460		-70		990	
2005	0		0		5,270		0		0	
2006	0		0		6,800		0		0	
2007	2,420		0		79,540		0		0	
2008	7,650		70		81,380		0		0	
2009	0		0		13,180		0		0	
2010	4,630		0		65,050		0		0	
2011	4,630		0		65,050		0		0	
2012	0		0		-643		0		-85	
2013	67		-1,127		-874		0		0	
2014	67		0		0		0		0	
2015	0		0		0		24,200		0	
2016	4,692		372		-6,766		0		2,452	
2017	3,908		0		384		0		330	
2018	-6,561		0		906		0		0	
2019	0		-640		-940		0		0	
2020	348		-721		42,666		-22,728		79,193	

Source: Planning Commitments for Employment Uses, JSPU 2001-2010, RBC 2011-2020

## New Permissions

5.5 Table 11 gives details of the amount of floorspace permitted in any particular year.

**Table 11: Permissions for Employment Generating Floorspace Granted Each Year by Use Class (net change in floorspace (sq m))**

	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2 - 7)	Storage & Distribution (B8)
2000/01	-310	1,090	7,010	-1,380	2,620
2001/02	-10,690	140	19,520	-48,260	2,210
2002/03	-1,140	-540	1,360	-4,410	-2,870
2003/04	-590	0	40	-4,480	10,460
2004/05	-1,770	480	120,270	2,150	680
2005/06	250	-1,010	-8,140	1,190	3,490
2006/07	3,860	-400	-9,920	0	-10,060
2007/08	2,710	200	101,250	0	-2,130
2008/09	-1,150	200	7,080	310	-140
2009/10	1,070	-2,990	3,120	2,510	730
<b>Total 2000-2010</b>	<b>-7,760</b>	<b>-2,830</b>	<b>241,590</b>	<b>-52,370</b>	<b>4,990</b>
<b>Annual Average</b>	<b>-776</b>	<b>-283</b>	<b>24,159</b>	<b>-5,237</b>	<b>499</b>
2010/11	2,700	40	-45,560	1,660	51,750
2011/12	8,910	-550	92,630	-58,270	83,090
2012/13	-3,690	1,490	-16,720	0	-160
2013/14	-825	-276	-25,169	-14,504	2,061
2014/15	-3,852	-342	-27,334	1,715	-1,680
2015/16	-1,210	-628	-14,219	26,239	-41
2016/17	-2,244	557	-14,017	103	5,206
2017/18	-5,655	-213	-20,796	8,029	-845
2018/19	-9,308	-1,944	-9,221	-4,592	-6,586
2019/20	-5,026	-688	-14,554	-1,087	-3,608
<b>Total 2010-2020</b>	<b>-10,901</b>	<b>-2,554</b>	<b>-94,960</b>	<b>-40,707</b>	<b>129,187</b>
<b>Annual Average</b>	<b>-1090</b>	<b>-255</b>	<b>-9496</b>	<b>-4071</b>	<b>12919</b>

Source: Planning Commitments for Employment Uses, JSPU 2001-2010, RBC 2011-2020

# Completions

5.6 Table 12 gives details of floorspace completed in any particular year.

**Table 12: Employment Generating Floorspace Completed Each Year by Use Class  
(net change in floorspace (sq m))**

	Retail (A1)		Financial & Professional Services (A2)		Business (B1)		General & Special Industry (B2 - 7)		Storage & Distribution (B8)	
2000/01	42,740		2,180		-9,310		-2,200		3,740	
2001/02	-9,370	-9,370	220	220	76,110	73,780	-950	-950	-5,990	-5,990
2002/03	-4,470	-4,470	-120	-120	53,410	55,740	-42,860	-42,860	-2,450	-2,450
2003/04	5,090		540		-21,080		-3,120		-7,990	
2004/05	-4,430		630		-9,330		410		8,760	
2005/06	390		90		-10,440		-1,580		-12,610	
2006/07	-850		-420		-5,760		-4,920		1,610	
2007/08	7,830		560		-14,210		0		-14,120	
2008/09	3,730		-130		-3,680		1,410		-3,600	
2009/10	-2,500		1,270		53,810		-6,060		2,630	
<b>Total 2000- 2010</b>	<b>38,160</b>		<b>4,820</b>		<b>109,520</b>		<b>-59,870</b>		<b>-30,020</b>	
<b>Annual Average</b>	<b>3,816</b>		<b>482</b>		<b>10,952</b>		<b>-5,987</b>		<b>-3,002</b>	
2010/11	2,770		-210		-44,050		560		3,850	
2011/12	80		0		-13,690		-59,610		-920	
2012/13	-1,720		1,380		-11,040		1,170		84,570	
2013/14	-2,055		-595		-4,918		-14,738		6,408	
2014/15	218		-455		-55,748		-122		1,445	
2015/16	-1,210		-693		-23,137		-300		172	
2016/17	-15,141		-48		-18,869		5,493		-62	
2017/18	1,234		-213		21,162		21,162		3,856	
2018/19	-8,270		557		-5,939		9,786		1,305	
2019/20	-9,064		-2,219		4,020		0		-699	
<b>Total 2010- 2020</b>	<b>-33,158</b>		<b>-2,496</b>		<b>-152,209</b>		<b>-36,599</b>		<b>99,925</b>	
<b>Annual Average</b>	<b>-3,316</b>		<b>-250</b>		<b>-15,221</b>		<b>-3,660</b>		<b>9,993</b>	

Source: Planning Commitments for Employment Uses, JSPU 2001-2010, RBC 2011-2020

## 6. SCHEDULE OF INDIVIDUAL 'HARD COMMITMENTS'

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0019/1 SU716735 0.13	173-175 Friar Street RG1 1BP	061033 FUL Cityscene Properties Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Refurb arcade, food & drink, offices incl partial demolition. Erect health club & 14 dwellings plus additional arcade. 180358 is alternative for wider site against which f/s counted. Figures (100 sqm A1, 2,135 D2 and -1,029 B1) zero here.													
Abbey AB-N-0019/2 SU716735 0.20	Bristol and West Arcade Market Place RG1 1JL	180358 FUL Sonic Star Proprties Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 779	0 0 0 -233	0 0 0 0	0 0 0 -191	0 0 0 0	0 0 0 2409	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demolish Arcade for 8 storey building for 35 dwellings, B1 and 5 A1/A2/A3 units, demolish rear of 29-32 Market PI, COU of 27-32 Market PI at upper floors to 8 dwellings, COU at grd/basement of 27-28 & 32 Market PI to flexible A1/A2/A3.													
Abbey AB-N-0025/1 SU714732 0.04	10 Gun Street RG1 2JR	151281 FUL PDR Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	COU from office to A3 (227 sq m) inc replacement GF/1F rear extension. Excavation of basement to rear as extn to nightclub at No 9. Replacement 2 storey bldg for micro-brewery. (A4 181 sq m).													
Abbey AB-N-0049/3 SU714736 0.05	29-35 Station Road RG1 1LG	170772 PRA Titan Properties	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of 1st to 5th floors from offices (1,366 sq m) to 33 x 1-bed flats. See 181930 (Employment Commitments) for alternative proposal for office/hotel. Figures zero here to avoid double-counting.													
Abbey AB-N-0049/4 SU714736 0.09	29 Station Road RG1 1LG	181930 FUL Station Road Dev Co Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 -127	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 558	0 0 0 0	0 0 0 0	0 0 0 5879	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Demolish 6-storey retail/office and erect basement and part 4, part 22 storey building for flexible retail (A1, A2 or A3) use at part ground floor, 135-bedroom hotel at 1st to 16th floors and offices at 17th to 21st floors, servicing from Garrard Street and other works.													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0079/2 SU711737 2.56	Station Hill Site Station Hill RG1 1NF	190441 OUT SH Reading Master LLP	Already comp 2019	-14276	0	0	0	0	-15530	0	0	0	0	0	-2323	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	10000	0	0	0	0	1E+05	0	0	0	0	0	2200	2000
Defined Centre? - Central Area Core Emp Area? - None			O/L for offices, retail, leisure and residential, infrastructure, public realm works, as 130436 but without various conditions. Floorspace are maxima. 130440 and 141457 deals with demolition of part of site (now complete). 190466 is REM for Plot F.													
Abbey AB-N-0079/3 SU711737 0.77	Plot E/Telecom Hse, Friar St/Garrard S Station Hill RG1 1NF	190442 OUT SH Reading Master LLP	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	-1200
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	1151	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			O/L for mixed use redevt for residential, A1 - A5, infrastructure, public realm etc. As 151426 but without various conditions, and enables uplift in development to 370 dwellings. With 151427, extends Station Hill to adjacent site. See 190465 for REM.													
Abbey AB-N-0100/1 SU725733 0.10	191 Kings Road RG1 4EX	162353 FUL The Bagri Foundation	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	410
Defined Centre? - Central Area Core Emp Area? - None			Erection of single storey roof extension to provide 14 additional student units (Sui Generis). See 171727 for additional development.													
Abbey AB-N-0100/2 SU725733 0.10	191 Kings Road RG1 4EX	171727 FUL The Bagri Foundation	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	105
Defined Centre? - Central Area Core Emp Area? - None			Two storey front extension to provide 4 additional student units (Sui Generis) and reconfigured entrance, alterations to the front elevation at second to fourth floor level and associated landscaping and access works. See 162353 for additional development.													
Abbey AB-N-0111 SU712738 0.03	125 Chatham Street RG1 7HT	170979 PRA Zain Reading Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-500	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwellinghouses) to comprise 8 x 1 bed flats.													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0121/2 SU718739 0.05	35-43 Greyfriars Road RG1 1NP	151826 FUL Croudace Properties Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	1994	0	0	0	0	-1186	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use from D1 (education) to B1 (offices), extension and recladding of an existing three storey building.													
Abbey AB-N-0148 SU707745 0.44	Land west of Rivermead Car Park Richfield Avenue	140329 FUL Mr John Eaton	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	425
Defined Centre? - None Core Emp Area? - None			Erection of a single storey timber clad building with monopitch roof for plant centre and change of use of land to form plant centre. Now operating as open air plant centre but floorspace not started.													
Abbey AB-N-0159 SU717734 0.10	Jacksons Corner 1-9 Kings Road RG1 3AS	160849 FUL SG Capital Ltd	Already comp 2019	-1467	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	-500	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	-1382	0	1382	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Retention/enlargement of commercial & conversion of upper floors to 18 residential units. Demolition of commercial to rear & construction of 15 dwellings. 141713 was alternative scheme for 18 conversion & 11 new build. See 171238 for VARIAT.													
Abbey AB-N-0166/2 SU710744 0.02	2a Randolph Road RG1 8EB	180067 COU Mr F. Y. Fazli	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	-169
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Change of use of ground and first floor to 3 residential flats (1 x 2 bed, 1 X 1 bed and 1 x studio flat) including a part two/part single storey side extension.													
Abbey AB-N-0178/1 SU721732 0.06	Upper Grnd Floor Havell House, 62-66 Queens Road RG1 4AZ	181468 PRA Singh Construction	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-220	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of Upper Ground Floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise 1 X 2-bed and 2 X 1-bed flats.													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0178/2 SU721733 0.06	First Floor Havell House, 62-66 Queens Road RG1 4AZ	181464 PRA Singh Construction	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-253	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of the first floor from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4 x 1 bed flats.													
Abbey AB-N-0178/3 SU721734 0.06	Second Floor Havell House, 62-66 Queens Road RG1 4AZ	181466 PRA Singh Construction	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-253	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of the second floor from Class B1(a) to C3 (dwelling houses) to comprise of 4 x 1 bed flats.													
Abbey AB-N-0178/4 SU721735 0.06	Third Floor Havell House, 62-66 Queens Road RG1 4AZ	181467 PRA Singh Construction	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-170	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of 3rd floor only from Class B1(a) (offices) to C3 dwelling houses to comprise 2 X 2-bed flats.													
Abbey AB-N-0178/5 SU721735 0.06	Lower Ground Floor Havell House, 62-66 Queens Road RG1 4AZ	190956 COU Stonewater Capital Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	-223	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of ground and lower ground floor to form 3no. Split level 2-bed flats (Class C3).													
Abbey AB-N-0187 SU721733 0.15	Kings Point, 120 Kings Road RG1 3DA	150019 FUL Carrigmay Developments (Jersey) Limited	Already comp 2019	0	0	0	0	0	-2545	0	0	0	0	0	0	-2427
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	352	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of office for a part 7, part 9, part 11, part 12 and part 17 storey building for 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level with parking and associated landscaping.													



READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0194 SU716735 0.06	160-163 Friar Street RG1 1HE	160212 PRA MA Reading Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Prior approval for change of use from Class B1 (a) (2,476 sqm) to C3 (dwelling houses) to comprise 15 x 1 bed flats and 13 x 2 bed flats.													
Abbey AB-N-0195 SU713736 0.10	35-38 Friar Street RG1 1DX	160232 PRA Shaviram Merchants Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Prior approval for change of use of 1st to 3rd floor (with ground floor entrance and plant room at basement) from Class B1(a) (offices) (1,352 sq m) to C3 (dwelling houses) to comprise of 25 flats (15 studios, 6 x 1 bedroom and 4 x 2 bedrooms).													
Abbey AB-N-0206 SU707733 0.03	159 Oxford Road RG1 7UY	161550 COU Gladstone Property	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -200 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of Use from B1a to C3 with alterations to divide the building into 2 maisonettes and 1 flat, including window alterations.													
Abbey AB-N-0207 SU708731 0.03	14 Baker Street RG1 7XX	160997 COU Mr Patrick Bucek	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Lapsed	Change of use of the property from dwellinghouse (C3) to 8-bed House in Multiple Occupation (Sui Generis) to include erection of timber cycle store/shed in rear garden and additional refuse and recycling waste provision.													
Abbey AB-N-0209/2 SU712742 0.01	Rear of 128 Caversham Road RG1 8AY	170839 PRA John Letch Properties Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -102 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of ground floor only from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 one bedroom flats.													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0210 SU706736 0.01	85 Bedford Road RG1 7EZ	161768 COU Mr Macleod	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -121 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Conversion of existing building into 2 flats													
Abbey AB-N-0211 SU714732 0.01	11 Bridge Street RG1 2LR	161958 PRA Thackeray Estates	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Prior approval for change of use of upper two floors from Class B1(a) (offices) (206 sq m) to C3 (dwellinghouses) to comprise three flats.													
Abbey AB-N-0214 SU720733 0.19	100 Kings Road RG1 3BY	161449 COU House of Fisher Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Change of use at fourth and fifth floors from 9 apart-hotel suites (Class C1) to 9 (2xstudio, 1x1, 3x2 & 3x3-bed) residential units (Class C3)													
Abbey AB-N-0218 SU716733 0.17	Kings Walk King Street RG1 2HG	162147 COU Atlantis Holdings Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	-380 0 0 -861	0 0 0 0	380 0 0 977	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of part of existing shopping centre from A1 (shop) to a flexible A1 (shop)/A3 (restaurant/cafe) use.													
Abbey AB-N-0220 SU723734 0.07	Former Gas Works Building Gas Works Road	160378 FUL Mulberry Park Investment (S.E.) Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	COU, conversion, extensions and various associated works to former Gas Works Buildings (536 sq m) to create a part 4, 5 and 6 storey building and a 3 storey building, providing 20 (10x1, 9x2 and 1x3-bed) residential units.													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0222 SU714734 0.02	23-25 Union Street and 49 Broad Street RG1 2AA	170050 PRA Richard De Souza	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None		Lapsed	Prior approval for change of use of 1st and 2nd floors from Class B1(a) (offices) (125 sq m) to C3 (dwelling houses) to comprise 1 X 1-bed and 1 X 2-bed flat.													
Abbey AB-N-0223/2 SU715735 0.02	155 Friar Street RG1 1HE	171037 COU Mr Murli Bhatti	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	-164	0	0	0	0	0	0	164	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Conversion of third, second and first floors and part conversion of ground and basement floors to form 6 serviced apartments (C1 use class - 2 x 1 bed and 4 x studios) with part retention of A2 ground floor shop, additional rear windows, alterations to existing rear windows and associated internal alterations.													
Abbey AB-N-0224 SU712736 0.12	Greyfriars House, 30 Greyfriars Road RG1 1NL	170229 PRA McKay Securities Plc	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-3844	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 43 apartments comprising 23 one bed flats, 19 two bed flats and a single three bed flat.													
Abbey AB-N-0226 SU721732 0.07	3-4 Wesley Gate Queens Road RG1 4AP	170314 PRA Hickie and Hickie	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	-832	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 X 1-bed and 3 X 2-bed flats. See 172162 (Residential Commitments) for roof extension for additional dwellings.													
Abbey AB-N-0227 SU715735 0.02	149-150 Friar Street and 2-4 Queen Victoria Street RG1 1EX	170210 FUL CEPF II Regatta 2 (Henley) Sari c/o Catalyst Capital LLP	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-633	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Proposed conversion of vacant office accommodation at first, second and third floor levels to create 7 x 2 bed residential units with part of ground floor and basement for ancillary storage space. Incorrectly listed as under construction in 2018/19.													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0230 SU712735 0.01	90 Friar Street RG1 1EL	170501 COU Mr Jonathan Aldridge	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-131	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Application for a change of use from A1 (Shop) to C3 (Dwelling Houses) to the first and second floors only to form 2x2 bed units. Alterations to shop front													
Abbey AB-N-0232 SU718734 0.05	St Lawrence House Abbey Square RG1 3AG	170357 COU Forbury Properties Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	-497	0	0	0	0	0	0	0	0	497	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of the ground and lower ground floor from Class A3 restaurant use to Class D2 (assembly and leisure) function room use for leisure and corporate events													
Abbey AB-N-0233 SU714735 0.02	146 Friar Street RG1 1EX	170654 COU The Thackeray Estate	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-124	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of first and second floor from B1a office to C3 residential to provide two self contained flats, together with additional first floor window to rear elevation. 172172 is alternative change of use permission for one flat.													
Abbey AB-N-0234 SU721732 0.21	Clarendon House 59-75 Queens Road RG1 4BN	180156 PRA Reading Heights Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	-2515	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from offices to 49 dwellings. 170905 and 180722 are alternative prior approvals also for 49 flats, and 180240 is for alterations to building. See 180909 (Residential Commitments) for additional development.													
Abbey AB-N-0239 SU718738 0.49	Thames Quarter Kings Meadow Road RG1 8BN	190809 FUL M&G RPF, Thames Quarter Ltd & Lochailort Thames	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	-1840
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	4807
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Part 12/23 storey building with 335 flats; residents' lounges, tech-hub, dining room, and cinema room, amenity spaces, various facilities, cycle and car parking, landscaping, and associated works. Revises original permission 162166 for 315 dwellings.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0244 SU718735 0.27	Davidson House Forbury Square RG1 3EB	172092 COU dn-a	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -216 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 216 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Improvements to canopy/passageway and entry statement to existing office building and refurbishment of entrance lobby and common areas. Change of use from class B1 (a) to D2 of the basement area adjacent to south entrance.													
Abbey AB-N-0245 SU715735 0.01	22-24 Cross Street RG1 1SN	171742 COU Mr Tandon	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -109 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -218 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use to residential (C3) on first, second and third floors to create 6 x one bedroom flats with alterations to fenestration and gable roof alteration to existing rear four storey projection.													
Abbey AB-N-0246 SU710736 1.32	Land between Weldale Street and Chatham Street	170326 FUL Ropemaker Properties Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 -5130 184	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Erection of 427 (233x1, 182x2 & 12x3-bed) residential units and flexible ground floor A1/A3 unit, with new public realm, landscaping, accesses, parking and associated works. 191974 is NMA for reduction to 422 units and other changes.													
Abbey AB-N-0247 SU712736 0.26	52-55 Friar Street and 12 Greyfriars Road RG1 1DX	162210 FUL CIP Property (AIPT) LTD	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 -3531	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Erection of 3 new buildings for 135 (1xstudio, 54x1, 73x2 & 7x3-bed) residential units, a flexible Class A1-A5 use & a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor, with access, parking, servicing, landscaping and engineering works.													
Abbey AB-N-0249 SU714736 0.03	1 Station Road and 22 Friar Street RG1 1LG	182109 PRA Nationwide Building Society	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -823	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use 1st, 2nd and 3rd floors of building from offices to 15 dwellings. See 180139 for alternative prior approval for 11 dwellings and 191446 for alternative prior approval for 12 dwellings.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0252 SU709733 0.02	109b Oxford Road RG1 7UD	180273 COU Express Team Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	137	0	0	0	0	0	0	0	0	0	-130
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from sui generis (betting shop) to A3 restaurant with ancillary takeaway and replacement shopfront.													
Abbey AB-N-0253 SU712734 0.05	City Wall House, 26 West Street RG1 1TZ	170251 COU TA Fisher Developments Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	-460	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of fourth and fifth floors from C1 (hotel) to 10 no. C3 (residential) apartments with minor internal alterations													
Abbey AB-N-0254 SU726734 0.10	The Fishermans Cottage PH Kennet Side RG1 3DW	180625 FUL Fishermans Cottage Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	185	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Partial demolition of rear projection and roof, and erection of a new 2 storey extension to form 6 ancillary guest accommodation rooms, reconfigured parking, landscaping and associated works.													
Abbey AB-N-0255 SU716736 0.07	33 Blagrove Street RG1 1PW	181074 PRA AEW UK South East Office Fund	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-2983	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 28 dwellings (17 x 1-bed and 11 x 2-bed).													
Abbey AB-N-0256/1 SU712733 0.05	20 Hosier Street RG1 7JL	180217 PRA Moorgarth Group Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Application for prior notification of proposed demolition. See 182054 for development of site against which demolition counted.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0256/2 SU712733 0.10	20 Hosier Street RG1 7JL	182054 FUL Inception (Reading) Sarl (c/o Moorgarth Group Ltd)	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	462	0	0	0	0	0	3486	0	0	0	-704
Defined Centre? - Central Area Core Emp Area? - None			Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works.													
Abbey AB-N-0257 SU7711733 0.14	47 Oxford Road RG1 7QG	180823 COU Inception (Reading) Sarl	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	-2498	0	538	0	0	0	0	0	0	0	0	1880	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Subdivide 3-storey retail unit (A1) and change of use for: 1x retail unit (A1) at part basement/part ground fl; 2x flexible retail or restaurant units (A1/A3) at ground fl; and 2x assembly & leisure units (D2) - 1 at part basement/part ground fl & 1 at part ground, part first fl, with associated works.													
Abbey AB-N-0258 SU722735 2.80	Kenavon Drive	170509 FUL London and Quadrant	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	-7194	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	306	182	0
			Not started	397	0	501	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Demolish retail (Homebase and former Toys R Us) and erect 765 (18 x studio, 302x1, 409x2 and 36x3- bed) dwellings, 5 commercial units, public realm, landscaping, accesses, parking and associated works.													
Abbey AB-N-0261/2 SU708744 1.19	Mercedes Centre Richfield Avenue RG1 8EQ	172259 FUL Vertu Motors PLC	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	1181
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Extension of showroom with two smaller buildings for valet and MOT services. New cladding and glazing, re allocation of parking, resurfacing of the site, new boundary treatments, a dedicated covered service drop off area installed, new signage and an overhaul of the interiors. Demolition counted in previous years against 172095.													
Abbey AB-N-0262 SU709741 1.31	Former Cox & Wyman Ltd Cardiff Road RG1 8EX	171814 FUL Thames Properties Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	-9494	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - Richfield Avenue			Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping. Demolition underway.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0263 SU722730 0.01	66 Watlington Street RG1 4RT	181372 CNV Royle Berkshire Developments	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -106 0
Defined Centre? - None Core Emp Area? - None			Conversion of an existing basement flat and 5 bedsit rooms to 4 x 1-bed residential flats (Class C3) and erection of a part-one, part-two storey rear extension, front lightwell with external steps, cycle/waste storage areas and associated works.													
Abbey AB-N-0264/1 SU716733 0.09	16 King Street RG1 2HE	181064 COU MBI Surveyors	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 -1706	0 0 0 0	0 0 0 1706	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of ground and lower ground floor to A3 restaurant. 181066 is alternative change of use to D1 non-residential institution. See 190130 for alternative change of use of lower ground floor only to D2.													
Abbey AB-N-0264/2 SU716733 0.09	16 King Street RG1 2HE	190130 COU MBI Surveyors	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Lower ground floor change of use (764 sq m) to D2 assembly and leisure. See 181064 for alternative change of use. Figures zero here to avoid double-counting.													
Abbey AB-N-0265 SU716734 0.05	3-5 King Street RG1 2HB	181566 COU DWP Associates	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 -1264 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 1360 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use for floors 2, 3 and 4 from A2 to B1 use. Various external works including the extension of floor plates and minor internal amendments to facilitate the refurbishment of the existing building to create ancillary storage at basement and class B1 (Business) use on 3 upper floors.													
Abbey AB-N-0266 SU714735 0.07	17-27 Queen Victoria Street RG1 1SY	181296 COU Idream Reading Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -1066 0	0 0 0 0	0 0 1066 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Proposed change of use of first, second and third floor from office use (B1a) to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units													



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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0267 SU717734 0.04	11-13 Kings Road RG1 3AR	182006 COU Lake District Dryer Company Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 -332 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Conversion of first floor from restaurant use (A3) to residential (C3), providing four self contained apartments (1 x 2 bed and 3 x 1 bed units) and associated works.													
Abbey AB-N-0268 SU707732 0.04	29 Russell Street RG1 7XD	161332 FUL Mr Michael/Ishaq Hussein	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -250
Defined Centre? - None Core Emp Area? - None			Change of use of sui generis HMO to 8 flats, after demolition of existing rear extension and erection of a new part 4/part 2 storey rear extension.													
Abbey AB-N-0269 SU708734 0.09	The Butler PH 85-91 Chatham Street RG1 7DS	180365 COU Mr Steven Stanton	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -60	0 0 0 0	0 0 0 -227	0 0 0 0	0 0 0 270	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Conversion of existing outbuildings from tyre fitting & associated repairs (class B1a) and part of existing pub (class A4) to a 14 bed hotel (class C1) with parking and associated works.													
Abbey AB-N-0270 SU705743 0.02	15 Trafford Road RG1 8JP	181915 COU Mr Daren Cornish	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 243	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -243
Defined Centre? - None Core Emp Area? - Richfield Avenue			Change of use of the property from rehearsal studio back to warehouse and storage (B8)													
Abbey AB-N-0271 SU723733 0.02	Royal Court Kings Road RG1 4AE	181421 COU Mr Farid Bizzari	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 26	0 0 0 0	0 0 0 -160	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Reconfiguration of the disused restaurant space to include a café (Class A1) with an external seating area, and creation of 3 (2x studio & 1x1-bed) residential units (Class C3) at lower ground floor level and associated works.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0272 SU717734 0.07	1-2 Market Place RG1 2EQ	180863 COU City Pub Group PLC	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	-640	0	436	0	-940	0	0	850	0	0	0	-10
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from bank (A2) and offices (B1a), to a food hall with bars (A3/A4) at ground floor level, 24 guest hotel bedrooms (C1) at 1st and 2nd floor levels and bar (A4) at third floor level with alterations to create roof top terrace													
Abbey AB-N-0273 SU708734 0.44	Eaton Court, 106-112 Oxford Road RG1 7FU	190419 PRA Mapeley STEPS Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-3216	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 58 Units.													
Abbey AB-N-0274 SU713734 0.01	68 Broad Street RG1 2AF	190325 COU London Investment Holdings	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	52	0	52	0	0	0	0	0	0	0	-104
Defined Centre? - Central Area Core Emp Area? - None			Change of use from existing sui generis use (beauty salon) at ground floor to a flexible A3, A5 Use													
Abbey AB-N-0275 SU708732 0.04	18 Waylen Street RG1 7UR	171808 FUL Bangladesh Association of Greater Reading	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	46	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Retrospective planning application for the demolition of a pre-existing extension (262 sq m) and the construction of a two storey rear extension (308 sq m), and the erection of a boundary wall adjacent to the highway.													
Abbey AB-N-0276 SU717733 0.19	Dukesbridge House, 23 Duke Street RG1 4SA	190602 PRA Lipman Properties	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-2050	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of part lower ground floor, part ground floor, first, second, third and loft floors from Class B1(a)(offices) to Class C3 (dwelling houses) to comprise 77 dwellings (26 x studio, 49 x 1 bed, 2 x 2 bed).													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0277 SU714730 0.05	The Maltings Fobney Street RG1 6BT	190619 COU MacNiven Quays Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	-486	0	0	486	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from use class A3 (restaurant and cafe) to B1 (Business) to provide new office accommodation and an application for changes to a listed building.													
Abbey AB-N-0278 SU707734 0.03	Battle Inn PH, 2 Bedford Road RG1 7HS	180876 FUL JR Properties	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	106	0	0	0	-519	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of public house and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats above (3 x 1 bed, 2 x 2 bed and 1 x 1 bed units).													
Abbey AB-N-0279 SU712733 0.14	Units 36 and 37 Broad Street Mall Broad Street RG1 7QE	190099 COU Inception (Reading Sarl)	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	-1436	0	0	0	0	0	0	0	0	0	0	0	1491
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Amalgamation of Units 36 and 37 (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and associated external alterations on Dusseldorf Way and South Court frontages.													
Abbey AB-N-0280 SU712735 0.27	Greyfriars Church Friar Street RG1 1EX	190650 FUL Greyfriars Church	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	363	0	-256
Defined Centre? - Central Area Core Emp Area? - None			Demolish western foyer, and replace with a larger glazed foyer; single storey rear extension to 2 & 4 Sackville Street to link the church to these building, and change of use of the premise from Sui Generis (Counselling services offices) to Class D1 use (public worship or religious instruction), and changes to external parking and landscaping.													
Abbey AB-N-0281 SU711743 0.02	172 Caversham Road RG1 8AZ	190786 COU Launchpad Reading	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	-166	0	0	0	166
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Proposed conversion from C1 (Guest House) to Sui Generis (home in multiple occupation) use and minor building alterations.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0282 SU728732 0.06	Reading College Kings Road RG1 4HJ	182248 COU Reading Repertory Theatre	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	-600	600	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from education (D1) use to theatre use (Sui Generis) associated works and boundary treatments.													
Abbey AB-N-0283 SU712734 0.02	Units 207-211 Broad Street Mall Broad Street RG1 7QH	191104 COU Inception (Reading Sarl)	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	-349	71	278	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Subdivision of retail unit (Class A1) and change of use to form 1x restaurant/hot food take-away (Class A3/A5) at part basement/part ground floor; and change of use (Class A2) with amalgamation of the rear of the unit at part basement/part ground floor with Metro Bank.													
Abbey AB-N-0284 SU717733 0.12	Dukesbridge Chambers, 1 Duke Street RG1 4SA	191221 PRA Lipman Properties Limited and Carlisle Homes Reading Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-1160	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of part ground floor and first to fourth floors from offices to 25 dwellings (13 x Studio, 11 x 1 bed and 1 x 2 bed).													
Abbey AB-N-0285 SU715735 0.02	11 Friar Street RG1 1EW	191075 COU Gould Singleton Architects	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	-289	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of upper floors from escape room game premises to 4 apartments. Partial demolition, internal re-configuration and refurbishment of the existing fabric with the creation of a new two storey entrance lobby and stairwell.													
Abbey AB-N-0286 SU717735 0.03	One Forbury Square RG1 3BB	191109 COU LF Canlife UK Property ASC	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	-338	0	0	338	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of a restaurant (A3) to offices (B1(a))													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0298 SU713732 0.02	34 St Marys Butts RG1 2LS	190364 COU Ssassy Property Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	180	-315	0	0	0	0	0	0	135	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of Use of first and second floors from A2 (financial services) to C1 (providing four serviced apartments) and of the ground floor from A2 (financial services) to A1 (providing for a coffee shop/café) with changes to the ground floor frontage													
Abbey AB-N-0299 SU722733 0.33	Sapphire Plaza Watlington Street RG1 4RE	192059 PRA Mapledurham Properties Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-4460	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 85 residential units.													
Abbey AB-N-0300 SU716734 0.01	6 Broad Street RG1 2BH	191597 COU The Royal Bank of Scotland Group	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-135	135	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from A1 to A2, changes to ventilation system, repairs to first floor windows and replacement shopfront including doors, windows and ATM installation.													
Abbey AB-N-0301 SU711741 0.29	26-30 Swansea Road and 28-32 Northfield Road RG1 8AH	191924 FUL Elstree Land and Sovereign Housing Association	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	-1087	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Demolition of the existing 2-bedroom dwelling and garages, and erection of nine dwellings, including eight three-bedroom houses and one three-bedroom coach house, with access and parking from Swansea Road, and associated landscaping.													
Abbey AB-N-0302 SU709741 0.30	Unit 6 Meadow Road RG1 8LB	200054 PRA CBRE Global Investors	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	-2516	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Application for prior notification of proposed demolition.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey AB-N-0303 SU721732 0.08	1-2 Wesley Gate Queens Road RG1 4AP	191520 PRA Wesley Gate Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	-741	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 15 dwelling units. 181321 is alternative prior approval also for 15 dwellings.													
Battle BA-N-0007 SU698736 0.78	Land at former Battle Hospital 344 Oxford Road RG30 1AG	051348 FUL Kingsoak Thames Valley	Already comp 2019	0	0	0	0	0	0	0	0	0	-100000	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	2000	0	0	0
Defined Centre? - None Core Emp Area? - None			Erection of 434 no. dwellings and health care/social care/community care facility with associated car parking, open space, landscaping and new access arrangements. Demolition counted at 2007. Only healthcare facility is outstanding.													
Battle BA-N-0025/2 SU696736 0.02	465 Oxford Road RG30 1HF	161056 COU Mr P Harding	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Oxford Road West Core Emp Area? - None		Lapsed	Conversion of existing warehouse (158 sq m) to form a 4 bedroom dwelling with associated works.													
Battle BA-N-0036/1 SU693741 0.20	111-113 Loverock Road Battle Farm Industrial Estate RG30 1DZ	170158 FUL Sharma Family Partnership	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	270	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - Portman Road			Side extension to form third unit comprising light industrial/storage use (Class B1c/B8)													
Battle BA-N-0038 SU700734 0.12	Western Elms Lodge Western Elms Avenue RG30 1AT	171068 FUL IBC Architects	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	193	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Oxford Road West Core Emp Area? - None			Alterations and first floor extensions to existing surgery.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Battle BA-N-0039 SU702734 0.02	196 Oxford Road RG30 1AA	171524 COU Info-Site Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -171
Defined Centre? - Oxford Road West Core Emp Area? - None			Refurbishment and change of use from a licensed 10 person House in Multiple Occupation (sui generis) to 2 two bed flats and a studio (C3a use)													
Battle BA-N-0041 SU705733 0.03	Land rear of 8 Prospect Street RG1 7YG	191782 PRA Mr Barrie Mann	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -160	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use from light industrial (B1(c)) to 5 dwellings. 182058 and 190782 are alternative prior approvals for 4 and 5 flats. Adjacent to 180658 and alternative prior approval 171894 is for 4 flats across both sites.													
Battle BA-N-0043 SU699731 0.07	Connaught House, 116 Connaught Road RG30 2UF	180108 COU Fairhome Group Plc	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 261 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use application to convert existing residential property containing 4.no 1 bed flats, into an 8 bed shared house for adults with learning difficulties (C2)													
Battle BA-N-0044 SU698735 0.02	1a Elm Park Road RG30 2TP	171226 FUL BBS Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -78 0 0	0 0 0 0	0 -145 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None			Part demolition, extensions and alterations to form 5 self-contained flats.													
Battle BA-N-0045 SU694734 0.30	Bowling Green, Kensington Road Recrea Kensington Road	180561 FUL 103rd Reading (Oxford Road) Scout Group	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 250	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demolition, relocation and replacement of scout hall													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Battle BA-N-0049 SU695737 0.10	470-478 Oxford Road RG30 1EF	162355 FUL Prestige Property Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-236	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Oxford Road West Core Emp Area? - None			Demolition of an existing retail unit, ancillary warehouse and residential unit and the erection of a retail unit (Class A1) and nine new residential flats (Class C3) with associated parking, amenity space and landscaping.													
Battle BA-N-0050 SU700739 0.03	9a Loverock Road RG30 1DZ	182019 FUL The Dance Studio Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	26	0	-276	0	0	0	252	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - Portman Road			Change of use from B8 to B1 and D2 (dance studio)													
Battle BA-N-0052 SU698731 0.06	2 Connaught Close RG30 2UG	190949 FUL Kennet Investment Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	209
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Retrospective single storey rear and side extension. Change of use from dwellinghouse (Class C3) to 8 person large HMO (class Sui Generis). See 180799 (Residential Commitments) for adjacent developmet.													
Caversham CA-N-0006/2 SU725744 0.40	Unit 1 Paddock Road Industrial Estate Paddock Road Caversham RG4 5BY	100384 FUL Mr N Elkes	Already comp 2019	0	0	0	0	0	0	0	-1877	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	1577	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - Paddock Road			Erection of eleven units for light mixed industrial / warehousing with ancillary car parking & landscaping. Demolition previously counted under 080287.													
Caversham CA-N-0018/1 SU713747 1.71	St Martin's Precinct Church Street Caversham	140997 FUL Hermes Property Unit Trust	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	501	0	524	0	0	0	0	0	0	0	0	652	0
Defined Centre? - Caversham Core Emp Area? - None			Erection of new and extended retail floorspace, new restaurant, new leisure floorspace, residential apartments, car park works and associated landscaping, surfacing, public realm and shopfront improvement works.													



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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Caversham CA-N-0024 SY721745 0.03	355-357 Gosbrook Road Caversham RG4 8ED	150863 PRA Mr Nick Horsfall	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	-162	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of building from Class A1 (retail) to C3 (dwellinghouses) to comprise 4 x 1 bed flats. 161498 is for external alterations, and 170938 and 181600 are for first floor extensions.													
Caversham CA-N-0029 SU711747 0.08	2-4 Church Street Caversham RG4 8AT	160800 COU Krish Food & Leisure Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	110	0	-443	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Caversham Core Emp Area? - None			COU at grd floor from restaurant/takeaway (A3/A5) to 2 flexible A1/A2 units and shopfront/facade alterations. Part demol of extensions to rear and retention of remaining as ancillary outbuilding. Reconfig existing first floor rear terrace, first floor rear extension to access two existing upper floor flats and associated works.													
Caversham CA-N-0031 SU711747 0.01	16a Bridge Street Caversham RG4 8AA	191646 PRA Glencar Construction	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	-134	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Caversham Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2no. 2-bed flats. 190213 is alternative prior approval for 1 x 2-bed dwellings. See 182017 and 190927 (Residential Commitments) for additional conversion to front.													
Caversham CA-N-0032 SU712748 0.04	2 Priory Avenue Caversham RG4 7SF	181716 COU Anderson, Aitken and Smith	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	-403	0	0
Defined Centre? - Caversham Core Emp Area? - None			Change of use and conversion of the building from doctors surgery to residential in the form of 4 x 1-bed flats and 2 x 2-bed flats including provision of bin and cycle storage.													
Caversham CA-N-0033 SU715748 0.02	23 Prospect Street Caversham RG4 8JB	191127 COU Leathes Psychology Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	-122	61	0	0	0	0	0	0	0	0	61	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Caversham Core Emp Area? - None			Change of use of ground, 1st and 2nd floors from retail and office to an accountants office (Class A2) at ground floor and a psychologists consultancy (Class D1) at 1st and 2nd floors													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Caversham CA-N-0034 SU715748 0.02	Land adjacent to 2 North Street Caversham RG4 8JA	190509 FUL Reading Real Estate Co. (UK) Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-116 0	0 0 0 0
Defined Centre? - Caversham Core Emp Area? - None			Demolition of existing single storey detached building (Class D2) and erection of 2 x 2 bed dwellings (Class C3) and associated alterations.													
Caversham CA-N-0035 SU715749 0.02	64 Prospect Street Caversham RG4 8JN	191866 COU Mr Bartlett	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 149
Defined Centre? - None Core Emp Area? - None			Change of use from dwelling (Class C3) to 7 bed Large HMO (Class Sui Generis), and single storey rear extension													
Church CH-N-0004/4 SU730717 3.00	University of Reading The Chancellers Way & Shinfield Road RG6 6AH	100726 EXT University of Reading	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Extension of time of 070909 for redevelopment of Rural English Life Museum to provide a 151 room hotel & conference centre with new car park on Queens Drive totalling 400 parking spaces. See 151284 for prior approval for demolition. Site currently occupied by temporary buildings in accordance with permission 160574.													
Church CH-N-0018 SU735715 1.60	Engineering, University of Reading Shinfield Road	162219 FUL University of Reading	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Demol of Engineering Bldg (4,327 sq m) and erect 5 storey Health and Lifesciences Bldg (7,588 sq m). Demol of Harborne Bldg (4,848 sq m). New entrance and external works to Philip Lyle Bldg, landscaping, car parking. Mainly in Wokingham, so no f/s counted here to avoid double-counting. Construction of new building underway.													
Church CH-N-0019 SU727719 0.07	8 Shinfield Road RG2 7BW	172207 COU Kennet Investments Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 309 0 0
Defined Centre? - None Core Emp Area? - None			Part retrospective change of use from C3 dwelling to 7 bedroom large Sui Generis HMO, and single storey rear extension to accommodate 3 bedrooms to create a 10 bedroom, maximum 15 person HMO.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Church CH-N-0020 SU729717 0.09	42 Shinfield Road RG2 7BW	180788 FUL Mr Mohammed Arif	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	294
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Demolition of the existing dwelling and the construction of a new detached dwelling to be used as a large sui generis HMO for a maximum of 14 persons.													
Church CH-N-0021 SU730710 0.03	157 Northcourt Avenue RG2 7HG	190979 COU Mrs Zubda Hussain	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	147
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Retrospective application for the conversion of C4 HMO to a Sui-generis HMO for up to 7-persons.													
Church CH-N-0022 SU732701 0.01	3 Lacewood Gardens RG2 8JW	191377 COU Mrs Bhatti	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	200
Defined Centre? - None Core Emp Area? - None			Proposed change of use from single dwelling (class C3) to 8 person large HMO (Sui Generis), including conversion of garage to habitable room and associated external alterations.													
Church CH-N-0023 SU726720 0.02	60 Christchurch Road RG2 7AZ	191755 COU M Gill	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-135	0	135	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Christchurch Road Core Emp Area? - None			Change of use of ground floor to Class A3 cafe/restaurant. Changes to shop front and kitchen extract equipment on rear flat roof.													
Katesgrove KA-N-0053 SU718730 0.06	83-85 London Street RG1 4QA	181880 PRA Mr Edward Richardson	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	-852	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 18 X 1-bed dwellings. See 190727 (Residential Commitments) for additional development.													

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0073/3 SU718731 0.13	Private Car Park East Street	181849 FUL Studious Development (Reading) Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	4196
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Erection of a part 4 part 5 storey building (plus basement) to provide 135 units of purpose built student accommodation and associated facilities (Sui Generis), landscaping and access. See 191143 for non-material amendment. 170019 (varied by 182251) is alternative permission for 108 student units.													
Katesgrove KA-N-0078 SU717730 0.01	78 London Street RG1 4SJ	170714 PRA Musketeers Investments	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	-266	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 no. 1 bed (maisonette at basement and ground floor; flat at first floor) and 1 no. 2 bed (maisonette at second and third floor) flats.													
Katesgrove KA-N-0079 SU716728 0.01	51 Southampton Street RG1 2QP	170845 PRA David Cooksley	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	-204	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use of ground, first and second floors from Class B1(a) (offices) to C3 (dwellinghouse) to comprise 3 x 2-bed flats.													
Katesgrove KA-N-0081 SU716728 0.10	The Red Cow PH 50 Crown Street RG1 2SE	172255 COU Platinum SA	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	272	-224	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use of pub to restaurant at ground floor and erect single storey rear/side extension. Convert upper floor into 3 (1x studio & 2x 1-bed) flats incl first floor side extension. 170291 is similar permission for 275 sq m A3 and three flats.													
Katesgrove KA-N-0083 SU719727 0.10	79 Silver Street RG1 2TN	170685 FUL Chamberwell Investment Services Limited	Already comp 2019	0	0	0	0	0	-980	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	2172
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 56 student studio rooms (sui generis use class) with associated ancillary services and landscaping works. See 180075 for variation of condition to increase to 61 rooms and 181150 for non-material amendment.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0085 SU721722 0.13	125 Highgrove Street RG1 5EJ	171477 FUL al3d Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-404	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Erection of 8 new dwellings (Use Class C3) including landscaping. Demolition of existing buildings within site.													
Katesgrove KA-N-0086 SU716713 0.33	14 Arkwright Road RG2 0LS	180654 PRA Woodridge Developments	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-1899	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - North of Basingstoke Road			Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 37 dwelling units.													
Katesgrove KA-N-0088/1 SU720731 0.16	54-58 Queens Road RG1 4AZ	180982 PRA Pinemace Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-1524	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from offices to 20 residential flats including 4 x 2 bedroom and 16 x 1 bedroom flats. See 200055 (Non-Residential Commitments) for alternative permission for change of part of site to B1a/D1 mix.													
Katesgrove KA-N-0088/2 SU720731 0.06	58 Queens Road RG1 4RP	200055 COU University College of Estate Management	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from B1a offices to allow for a flexible range of uses falling with B1a offices and D1 (education and training centres only) (583 sq m). 180982 is a prior approval for wider site for 20 flats against which floorspace counted.													
Katesgrove KA-N-0090 SU718724 0.09	The Woodley Arms PH Waldeck Street RG1 2RF	171893 FUL Lainston Woodley Arms LLP	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	-366	0	0	0	0	0	0	0	0	1035
Defined Centre? - None Core Emp Area? - None			Erection of two buildings to accommodate a total of 38 student units of accommodation, including parking, amenity space and landscaping, following demolition of existing former public house. See 192053 for NMA for slight increase in floorspace.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0091 SU718730 0.03	Addington House, 73 London Street RG1 4QA	180758 COU Mr Dave Hasler	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-519	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works.													
Katesgrove KA-N-0092 SU716728 0.03	Rear of 86 Southampton Street RG1 2QR	180350 FUL Mr J. Rivers	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	-100
Defined Centre? - Central Area Core Emp Area? - None			Conversion of existing building to a 1-bed unit and the erection of a new two storey building comprising 2 x 1-bed units with associated car parking and cycle storage on land to the R/O 86 Southampton Street.													
Katesgrove KA-N-0093 SU717726 0.01	9 West Hill RG1 2PN	181515 COU Mr Z Hussain	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	155
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Proposed change of use from a C3 dwellinghouse to a 7 person large Sui Generis HMO													
Katesgrove KA-N-0094 SU719731 0.03	42 Queens Road RG1 4BB	181579 COU Ivy Crescent Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	-283	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from employment agency (A2) to 5 self-contained apartments with associated internal alterations, enlarged external basement light well with new windows and new roof lights to existing single storey rear extension.													
Katesgrove KA-N-0095 SU719730 0.01	10 Southern Court South Street RG1 4QS	190965 PRA 10 Southern Court Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	-320	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Prior approval for change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise 16 residential units.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0096 SU717713 0.04	Unit 6 Hyperion Way RG2 0HG	182147 FUL Industrial Property Investment Fund	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -225 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - North of Basingstoke Road			Various internal and external alterations including part-removal of mezzanine floor, removal of fenestration and canopy and installation of roller shutter door and roof lights													
Katesgrove KA-N-0097 SU718716 0.06	85-87 Basingstoke Road RG2 0HA	190358 PRA Reading Corporate Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -960	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Basingstoke Road North Core Emp Area? - None			Prior approval for change of use of part ground, first and second floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 23 flats. 182091 is alternative change of use for 17 flats.													
Katesgrove KA-N-0098 SU717729 0.01	11 Church Street RG1 2SB	181715 COU Mr Brian Cutts	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -123 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Conversion from commercial office class B1 to 2 residential units.													
Katesgrove KA-N-0099 SU718729 0.04	108 London Street RG1 4SJ	181218 COU Aspire 108 London Street Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -456 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use and conversion from offices (Class B1a) to 7 (4x1 & 3x2-bed) residential apartments (Class C3) with associated parking, refuse storage and associated works													
Katesgrove KA-N-0100 SU719731 0.04	36 Queens Road RG1 4AU	181238 COU Lawrence Hamblin Solicitors	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -214 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Change of use from office to 5x1 bed flats, ground floor enlargement to rear and rooflights													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0101 SU715714 0.79	Unit B, 5 Boulton Road RG2 0NH	190453 FUL Quotient Sciences	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	1051	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - North of Basingstoke Road			Creation of additional Class B1(b) floor space through the creation of additional mezzanine floor. External alterations including additional windows, and external extract ducts.													
Katesgrove KA-N-0102 SU719717 0.01	57 Basingstoke Road RG2 0ER	190515 COU Mr I Haidari	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-103	0	0	0	103	0	0	0	0	0	0	0	0
Defined Centre? - Basingstoke Road North Core Emp Area? - None			Proposed change of use to A5 (takeaway)													
Katesgrove KA-N-0103 SU714713 0.08	25 Boulton Road RG2 0NH	190286 COU Mr David Hetherington	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	352	0	0	0	0	0	0	-352
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - North of Basingstoke Road			Change of use from Sui Generis car rental to B1/B2/B8 and retrospective installation of 2 no. roller shutters and car port													
Katesgrove KA-N-0104 SU715729 0.03	34-38 Southampton Street RG1 2QL	181117 FUL MacNiven Quays Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	-331	0	0	0	0	0	0	0	0	0
Defined Centre? - Central Area Core Emp Area? - None			Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units and associated works following the demolition of the existing buildings (basement & 3- storey public house and 2-storey residential building).													
Katesgrove KA-N-0105 SU720729 0.24	Kendrick Girls School, 41-43 London Road RG1 5BN	190973 FUL Darwin School	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	916	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Construction of a three storey building and associated works													



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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Katesgrove KA-N-0106 SU715729 0.01	1 St Giles Court Southampton Street RG1 2QL	191513 PRA DSLS Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	-268	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 5 x 1-bedroom flats.													
Katesgrove KA-N-0107 SU720721 0.04	7 Christchurch Gardens RG2 7AH	190942 CLE Turner Estates	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	233
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Certificate of lawfulness for the existing use as a 7 person HMO (Sui Generis)													
Katesgrove KA-N-0108 SU719729 0.02	35 London Road RG1 5BJ	191703 COU Gravitas Property Group Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	-180	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Conversion from a C2A (secure residential institution) to a 6 bed, 6 person HMO (C4 use) with internal alterations													
Kentwood KE-N-0021 SU689739 0.07	750 & 752 Oxford Road RG30 1EJ	160938 FUL John Filbee Properties Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	-109	0	0	0	0	-217	0	0	0	0	0	0	-108
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			COU from ground floor betting shop (sui generis) and shop/showroom (A1) with first floor office (B1) changing to 8 no. residential flats (C3). Construction of an additional roof storey, and provision of parking, bin and cycle storage.													
Kentwood KE-N-0026 SU673747 0.09	Kentwood Methodist Church 181 Kentwood Hill Tilehurst RG31 6JE	162035 FUL Mrs Abida Saood	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	-199	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Demolition of existing wooden frame building used as Church and 1 ancillary building and erection of 2 No. detached 4 bed dwellings, with parking spaces, garden shed and private garden. See 181395 for additional development.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Kentwood KE-N-0027 SU672752 0.27	1019 Oxford Road Tilehurst RG31 6TL	172040 COU Duckquiff Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	232	0	0	0
Defined Centre? - None Core Emp Area? - None			Change of Use from C4 (small House in Multiple Occupation) to C2 (residential institution)													
Kentwood KE-N-0029 SU672752 0.16	1015 Oxford Road Tilehurst RG31 6TL	190600 COU Mr Keith Shaw	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	285
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Retrospective planning permission for change of use to large HMO													
Mapledurham MA-N-0001 SU691752 2.00	Chazey Farm The Warren Caversham	030275 VARIAT Westfield Estates Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	3300	0	0	0
Defined Centre? - None Core Emp Area? - None			Variation of condition 1 of 950598, to extend time for 78 bed nursing home, associated road improvements and restoration of listed tithe barn. Lapsed in 2004 commitments, but now agreed that road improvements have implemented permission.													
Mapledurham MA-N-0002 SU698756 0.97	Mapledurham Playing Fields Upper Woodcote Road Caversham	171023 FUL Education and Skills Funding Agency	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	2072	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Erection of 2FE primary school (350 pupils) with associated landscaping, multi-use games area (MUGA), car and cycle parking, and servicing. See 182200 for variation of condition for new plans.													
Mapledurham MA-N-0003 SU698756 0.05	Mapledurham Playing Fields Upper Woodcote Road Caversham	191677 REG3 Reading Borough Council	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	102	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Refurbishment and single storey front rear and side extensions to the pavilion building													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Minster MI-N-0007 SU704730 0.05	13 Maitland Road RG1 6NL	970247 COU Mr G Jones	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 298	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -298
Defined Centre? - None Core Emp Area? - None			Alteration, extension and COU from residential dwelling in multiple occupation to a residential care unit. Partially implemented-rear extension commenced but not completed.													
Minster MI-N-0022 SU709729 0.07	Hadwyn House Field Road RG1 6AP	180379 FUL Robin Andrews and Philip Andrews	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 186	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of new mansard roof and provision of additional office space with the roofspace with dormer windows and rooflights. Re-modeling the exterior of the building with changes to fenestration.													
Minster MI-N-0029 SU707729 0.11	8 Bath Road RG1 6ND	170671 COU Turner Estates & Mr Michael Bissell	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -379 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 379 0 0
Defined Centre? - None Core Emp Area? - None			COU from 12 bedroom residential care home (C2) and one bedroom self contained flat (C3), to a 12 person HMO (sui generis) and one bedroom self contained flat (C3) with associated car parking and bin / cycle storage facilities.													
Minster MI-N-0030 SU712722 0.23	Cadogan House Rose Kiln Lane RG2 0HP	181643 PRA Pegasus Group	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1258	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 39 residential units. 172277 and 182166 are alternative prior approvals for 19 and 24 dwellings respectively.													
Minster MI-N-0031 SU699729 0.16	24 Southcote Road RG30 2AB	181201 CNV Turner Estates	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 569 0
Defined Centre? - None Core Emp Area? - None			Demolish single storey extensions and construct new extensions. Provision of an 8-bedroom HMO, a 7-bedroom HMO and self-contained 1-bedroom flat in the existing lower ground floor of the villa. Amenity space, car parking, cycle parking.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Minster MI-N-0032 SU713720 0.04	Unit 5, 23 Rose Kiln Lane RG2 0JZ	191387 COU Sixt Rent-a-Car	Already comp 2019 Comp during 2019-20 Under Construction Not started Change of Use on the site from a B8 (storage and distribution) to a Sui Generis (vehicle hire business).	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -383 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 383 0 0
Defined Centre? - None Core Emp Area? - None																
Minster MI-N-0033 SU709724 0.03	14 Boston Avenue RG1 6JU	181728 COU Mr S Gupta	Already comp 2019 Comp during 2019-20 Under Construction Not started Retrospective change of use from C3 residential dwellinghouse to an 8 bedroom sui generis House in Multiple Occupation	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 144 0 0
Defined Centre? - None Core Emp Area? - None																
Norcot NO-N-0004 SU683735 16.40	Dee Park Estate Spey Road	091606 OUT Dee Park Partnership	Already comp 2019 Comp during 2019-20 Under Construction Not started Demol flats, centre, school, pub. Erect dwellings, community uses, retail, primary school. OUT 091606 for 705 units, with details for Ph 1 (092084/091899 - 264), Ph 2a (110612 - 106) and Ph 2b (131056 - 145). 172312 for community centre (638 sq m).	250 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	190 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-200 0 0 4450	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Norcot NO-N-0018 SU690730 0.04	2 Waverley Road RG30 2PX	162181 COU Miss Olivia Hutton	Already comp 2019 Comp during 2019-20 Under Construction Not started Additional one bedroom in the ground floor annex to change the existing 6 bedroom HMO (C4) to seven bedroom HMO (sui generis).	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Lapsed														
Norcot NO-N-0019 SU690736 0.31	St Georges Hall St Georges Road RG30 2RG	152301 FUL Stonewater and Tilehurst St Georges Church	Already comp 2019 Comp during 2019-20 Under Construction Not started Church extension of 88sqm with dedicated parking area, core access road and construction of 12 affordable housing units with associated parking and amenity space	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-206 88 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Norcot NO-N-0020 SU684727 2.00	Meadway Precinct Honey End Lane RG30 4AB	150945 FUL Chillingham Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 3908	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - The Meadway Core Emp Area? - None			Redevt of the Meadway precinct including partial demol, refurbishment of existing retail incl creation of new f/s, new shop fronts, extn to existing precinct to create new retail units within use classes A1, A2, A3, A4 and A5, car park, servicing, toilets etc													
Norcot NO-N-0021 SU691737 0.02	1a Beecham Road RG30 2RA	160862 PRA Heatherstone Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -231	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use from storage or distribution Buildings (Class B8) to dwelling houses (Class C3) for 2 x 1 bed and 2 x 2 bed dwellings.													
Norcot NO-N-0023 SU693733 0.01	106 Wantage Road RG30 2SF	181350 COU Mr Zafar Iqbal	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 188
Defined Centre? - None Core Emp Area? - None			Change of use from C4 small House in Multiple Occupation to a 7 bedroom sui generis House in Multiple Occupation and replacement of garden room with an extension													
Norcot NO-N-0024 SU692732 0.03	Wantage Road Post Office, 180 Wantage Road RG30 2SJ	180572 PRA Mr J Chauhan	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 -110 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for a proposed change of use of a building from Class A1 (shops) to C3 (dwellinghouses) to comprise two dwellings on the ground floor. See 172280 and 180981 (Residential Commitments) for additional development.													
Norcot NO-N-0025 SU689738 0.04	689 Oxford Road RG30 1HP	190413 COU Mr K Dervishi	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 28 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 -186 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use from D1 (day care facility for people with learning difficulties) to part ground floor for B1 office and C3 residential for the remainder of the building.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Park PA-N-0018 SU730732 0.03	29-31 Cumberland Road RG1 3LB	170365 FUL Jamiat Ahle Hadith Reading	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-110 0 0 224	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Replace rear single storey extension with a 2 storey extension, and associated works, for community uses ancillary to use as a Mosque with ancillary residential (part retrospective), amendment to 11/00583/FUL to alter roof design and associated internal changes. See implemented scheme 111308 for similar scheme for 230 sq m f/s (120 sq m net gain).													
Park PA-N-0019 SU733733 0.02	14 Cholmeley Road RG1 3NQ	150682 COU Mr Harguns	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 -113 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Conversion of existing shop with residential accommodation over into 2 x 1 bedroom apartments and 1 x 3 bedroom apartment, and a two and a half storey front extension													
Park PA-N-0022 SU732731 0.07	28 Wokingham Road RG6 1JQ	150325 FUL S&T Coachworks	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -353 0 0
Defined Centre? - None Core Emp Area? - None			Erection of seven new flats: 4 x 2 bed flats and 3 x 1 bed flat													
Park PA-N-0023 SU729732 0.16	Alexander House 205-207 Kings Road RG1 4LS	162057 FUL Mount Properties Limited C/O Investra Capital Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2041	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of basement and 4-7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a).													
Park PA-N-0024 SU742723 0.18	155a Wokingham Road RG6 1LP	161993 FUL Mulberry Care Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 153	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Application for full planning permission for first floor and loft extensions to provide additional bedroom accommodation, residents lounge and storage space													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Park PA-N-0026 SU735725 0.08	81 Hamilton Road RG1 5RB	171562 CNV Dr Shoba Benjamin-Philip	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	191
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Change of use from a C3 dwellinghouse to a 7 person large Sui Generis HMO													
Park PA-N-0028 SU735733 0.04	172 London Road RG1 3PA	171546 COU Dr Sameer Patel	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	-229	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Change of use from D1 to 3x2 bed and 1x1 bed flat (C3). Demolition of existing garage, part first floor extension, new dormer roof extension, roof lights, entrance porches, re-building of existing brick boundary wall.													
Park PA-N-0031 SU738727 0.02	140-142 Wokingham Road RG6 1JL	191263 PRA Adams Estates Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-118	0	118	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Wokingham Road Core Emp Area? - None			Prior approval for change of use from retail shops (Class A1) to restaurant and café (Class A3).													
Park PA-N-0032 SU733729 0.09	27 Hamilton Road RG1 5RA	161779 FUL Tanveer Hare	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	-396
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Single storey side and two storey rear extensions and conversion of existing 12 bedroom HMO to 7 one bedroom flats and 2 two bedroom flats													
Park PA-N-0033 SU739727 0.01	93 Wokingham Road RG6 1LH	191543 COU Mrs Shabana Begum	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-140	0	140	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Wokingham Road Core Emp Area? - None			Change of use from retail (Class A1) to restaurant (Class A3) with installation of rear extract duct													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Park PA-N-0034 SU736734 0.02	393 London Road  RG1 3PB	181504 COU Mr Khawar Hussain	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	-180
Defined Centre? - None Core Emp Area? - None			Change of use from a large sui generis HMO to 5 self-contained C3 apartments (3 x 1 bed and 2 x 2 bed units) including formation of accommodation at basement level													
Peppard PE-N-0009 SU728751 0.02	182-184 Henley Road Caversham RG4 5LW	161288 FUL Motor Fuel Group	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None		Lapsed	External refurbishment and extension of shop (119 sq m).													
Peppard PE-N-0011 SU729752 0.96	199-203 and r/o 205-207 Henley Road Caversham RG4 6LJ	190835 FUL Signature Senior Lifestyle Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	5182	0	0	0
Defined Centre? - None Core Emp Area? - None			Demolish 199-203 for 4/3/2 storey 82 unit residential care home with associated external structures, access from Henley Road, car parking and landscaping. 170959 is alternative proposal for 42 dwellings (Residential Commitments only).													
Redlands RE-N-0008/1 SU724729 0.47	Royal Berkshire Hospital London Road  RG1 5AN	950590 FUL Royal Berks & Battle NHS Trust	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	9867	0	0	0
Defined Centre? - None Core Emp Area? - None			Redevelopment of part of hospital to provide ancillary commercial centre/private health facility/offices (15,181sqm gr) & 2 multi-storey car parks. Some floorspace completed under other applications. Balance of floorspace shown here.													
Redlands RE-N-0028 SU727732 0.01	286 Kings Road  RG1 4HP	181090 PRA Serrate Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-156	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of existing building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 residential 1- bed flats.													



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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Redlands RE-N-0029 SU722721 0.80	The Abbey Junior School, 30 Christchurch Road RG2 7AR	180861 FUL The Abbey School	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-33 340 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of single and two storey extensions to the front and rear of the existing building. Creation of new access and alterations and adaptations to existing access points. Re-arrangement of existing parking area and landscaping.													
Redlands RE-N-0042/1 SU723723 0.04	Land at Hillside Allcroft Road RG1 5DJ	160753 FUL Turner Estates	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 157 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Proposed construction of an eight bedroom student housing unit as an extension to student housing block C within the curtilage of grade 2 listed Hillside House.													
Redlands RE-N-0042/2 SU723723 0.21	Land at Hillside Allcroft Road RG1 5DJ	170625 FUL Turner Estates	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 224 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Proposed construction of a seven bedroom student housing unit, a Laundry and a Common Room as an extension to student housing block D, along with creation of a landscaped garden serving the grade 2 listed Hillside House.													
Redlands RE-N-0043 SU722722 0.08	35 Christchurch Road RG2 7AN	151034 COU Mr Tony Chima	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None		Lapsed	Conversion of 12 Bedroom HMO into 10 self-contained units comprising 7 x 1 bed studios, 1 x 2 bed apartment and 2 x 1 bed apartment.													
Redlands RE-N-0046 SU728732 0.29	Aspen House 300 Kings Road RG1 4HP	170512 PRA CCL Develco 4 Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -2883 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Prior approval for change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 78 flats. 170915 deals with associated physical changes. See 180683 (Residential Commitments) for adjacent new development.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Redlands RE-N-0052 SU728727 0.09	38 Alexandra Road RG1 5PF	182052 COU Mr Charles D'Cruz	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	407	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Retrospective change of use from C3 dwelling house to 6 Bed C2 Assisted living use, with communal areas. With an onsite manager in a flat on the second floor and new part two storey and part single storey side extensions to create additional 3 x C2 rooms.													
Redlands RE-N-0053 SU729731 0.11	149 London Road RG1 5DE	161303 COU Mr Bharminder Bahathal	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	-465	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Cemetery Junction Core Emp Area? - None			Conversion of vacant A3 restaurant into 6 flats													
Redlands RE-N-0054 SU727732 0.02	276 Kings Road RG1 4HP	190724 COU RK Property and Management Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	150
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Internal alterations and retrospective change of use from small HMO (C4) to a large HMO (Sui Generis) comprising seven bedrooms for up to a maximum of seven persons													
Redlands RE-N-0055 SU722732 0.04	105 Northumberland Avenue RG2 7PT	191178 COU Manjinder Singh	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	160
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Conversion of dwellinghouse (use class C3) to 7 person HMO (use class Sui Generis)													
Redlands RE-N-0056 SU727720 0.06	25 Redlands Road RG1 5HX	190250 COU Kennet Investments	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Change of use from C3 to sui generis HMO (215 sq m), infill undercroft, single storey rear extension and conversion of garage to one-bedroom flat. 180144 (Residential Commitments) is alternative conversion to 5 flats, figures zero here to avoid double-counting.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Southcote SO-N-0008 SU696725 0.86	72 Bath Road RG30 2BE	160087 FUL Mr Walia	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	504	0	0	-98	-406
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Conversion of undercroft parking into conference facilities, conversion of the existing conference facilities into 7 service apartments (504 sq m), provision of additional surface car parking and incorporation of part of the rear garden of 1a Parkside Road for a footpath. 170614 increases 7 to 13 studio serviced apartments.													
Southcote SO-N-0010 SU692722 0.20	Hugh Faringdon RC School Fawley Road RG30 3EP	161905 REG3 Reading Borough Council	Already comp 2019	0	0	0	0	0	0	0	0	0	0	-229	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	372	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Replacement of the existing temporary, modular unit and bungalow with a new permanent single storey building. Plus relocation of bike shed, associated external works including extension of staff car park.													
Southcote SO-N-0012 SU692712 0.26	Wire Mill Southcote Farm Lane RG30 3DZ	171588 FUL Mr & Mrs Graham and Sidonie Puddephatt	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	140	0	0	0	0	0	54	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Change of use and construction of new café, holiday let apartment, and manager's accommodation on top of the existing footprint of the derelict Wire Mill (sui generis).													
Southcote SO-N-0014 SU685727 0.24	Prospect Park Hospital Honey End Lane RG30 4EJ	182195 FUL Berkshire Healthcare NHS Foundation Trust	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	106	161	0
Defined Centre? - None Core Emp Area? - None			To construct a sports hall and connecting link corridor to Hazelwood and Campion buildings at Prospect Park Hospital and to provide safe and secure access from one building to another.													
Thames TH-N-0010 SU712754 0.95	Caversham Primary School Hemdean Road Caversham RG4 7RA	180556 FUL Education and Skills Funding Agency	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	-8	0	0
Defined Centre? - None Core Emp Area? - None			Demolition of existing single storey extension to school building (141 sq m) and replacement with new single storey extension (133 sq m).													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Thames TH-N-0011 SU716753 0.04	45 Peppard Road Caversham RG4 8NR	200141 COU Dr Chadwick	Already comp 2019 Comp during 2019-20 Under Construction Not started Change of use from surgery (Class D1) to dwellinghouse (Class C3).	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -113 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Tilehurst TI-N-0019 SU671739 0.01	14a Lemart Close Tilehurst RG30 4UE	172194 PRA Mr John Hayes	Already comp 2019 Comp during 2019-20 Under Construction Not started Prior approval for change of use of 14a Lemart Close from Class B1(a) (offices) to C3 (dwelling houses) to comprise 2 x 1-bed flats.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -122 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Tilehurst Triangle Core Emp Area? - None																
Tilehurst TI-N-0020 SU676730 0.75	Thames Valley School, 2 Conwy Close Tilehurst RG30 4BZ	180080 FUL The National Autistic Society Academies Trust	Already comp 2019 Comp during 2019-20 Under Construction Not started First floor extension to Thames Valley School, revised drop off parking and additional parking spaces for cars and motor bikes.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 750	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Tilehurst TI-N-0022 SU675734 0.99	Moorlands Primary School Church End Lane Tilehurst RG30 4UN	180171 REG3 Reading Borough Council	Already comp 2019 Comp during 2019-20 Under Construction Not started School expansion from a 2FE (420 pupils) to a 3FE (630 pupils) to include two, two-storey double modular units, one single storey modular building and two single storey extensions, demolition of single temporary classroom, retention of 2 double modular units, external landscaping and increase in car parking including on Recreation Ground.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 1139	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Tilehurst TI-N-0024 SU672738 0.03	52 Norcot Road Tilehurst RG30 6BU	190649 COU Nicol Archer	Already comp 2019 Comp during 2019-20 Under Construction Not started Change of use at ground floor level from beauty salon (Sui Generis) to 2 flats (1 x one-bedroom flat and 1 x two-bedroom flat) and associated works.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -180
Defined Centre? - None Core Emp Area? - None																

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Tilehurst TI-N-0025 SU669731 0.26	384 The Meadway Tilehurst RG30 4NX	190761 FUL Trustees of The Gate	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	407	0	0
Defined Centre? - None Core Emp Area? - None			New church and community centre.													
Tilehurst TI-N-0026 SU671739 0.09	20b Norcot Road Tilehurst RG30 6BU	181302 FUL Raffles Place Apartments Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-218	0	0	0	0	0	0	0
Defined Centre? - Tilehurst Triangle Core Emp Area? - None			Erection of 3 semi-detached dwellings following demolition of the existing garages													
Whitley WH-N-0001 SU713689 3.36	Reading International Business Park A33 Relief Road RG2 6DH	090530 VARIAT Akeler Developments Ltd	Already comp 2019	0	0	0	0	0	0	-5868	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	33910	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - North of the M4			Variation of conditions on 060942, which was an EXT for 990690 for redevelopment of bottling plant to provide offices (Reading 360). Demolition complete and counted in previous years.													
Whitley WH-N-0012/1 SU699697 2.60	Plot 3.2 400-450 Longwater Avenue RG2 6GP	080571 REM Prudential Assurance Co Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - Green Park		Superseded	Reserved matters pursuant to outline permission 85/TP/690 (original Green Park permission) for the erection of a 4 storey building (14,080 sqm.) on 2.6 ha for open business use including access, car parking, servicing, landscaping. Superseded by 160569.													
Whitley WH-N-0012/2 SU699697 2.60	400 Longwater Avenue RG2 6GP	160569 FUL Green Park Reading No.1 LLP	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	28066	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - Green Park			Development of commercial office buildings (B1 Use Class), access, decked and surface car parking, cycle parking, landscaping, servicing, associated engineering and ancillary works. See 080571 for alternative development. 180639 increases the floorspace by 645 sq m. 181723 (NMA) increases floorspace by 214 sq m.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0013 SU700695 0.00	Plot 8 600 South Oak Way RG1 6AD	070488 REM Prudential Assurance Co Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 20430	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Green Park			Reserved matters pursuant to o/l permission 85/00691 for a 5 storey bldg for open business use (20,430 sqm on 2.9 ha) with parking, servicing & landscaping. Exceeds total floorspace permitted under 85/00691 by 6,779 sqm.													
Whitley WH-N-0016/1 SU698702 24.65	Pingemead Business Park & Land adj to Longwater Avenue	102172 OUT St Edward And Prudential Assurance Company Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 122 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-3520 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-191 0 0 0	0 0 0 1850	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Ph 1: FUL 68 dwells, retail, hall, O/L 669 dwells, extra care, offs, primary sch, surgery, sports pitch). REM -151070 Ph 1c, 151761 Ph 2a (uplift 49), 162050 Ph 2c, 160700 Ph 3a, 170095/96 Ph 3b, 170087 Ph 3c, 180546 Ph 4, 161893 Ph 5, 171017 Ph 6b.													
Whitley WH-N-0016/2 SU696702 1.44	Green Park Village Longwater Avenue	171019 FUL St. Edward Homes Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 556 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Development for 339 dwellings, 556 sqm retail (A1, A2, A3, A4, A5), residents' gym and car parking, and other associated works (Phase 6A). Replaces part of O/L 102172 for offices, for which figures are zero in 102172 to avoid double counting.													
Whitley WH-N-0016/3 SU699701 0.94	Green Park Village Longwater Avenue	180691 FUL St. Edward Homes Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 2263 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			A planning application for a 2 Form Entry Primary School, associated playing space, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works (supersedes school element of 102172, for which figures are zero in that entry to avoid double counting).													
Whitley WH-N-0020/1 SU715706 40.00	Kennet Island Manor Farm Road	050823 OUT Foudry/Kennet Properties Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 73102	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Devt for up to 1150 homes, offices, hotel, retail & community uses, open space & infrastructure incl a bridge link across A33. Outstanding A1/D2 (6,323 sqm) supers by 102167. Some B1 superseded by 120408. Remaining B1 is for W of A33. Residential element now complete.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0020/3 SU711703 3.40	Foudry Place & 22 Commercial Road	120408 OUT Kennet Properties And Inchcape Estates Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	13860
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	2295	0	0	1400	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Hybrid application for car dealership including workshop, car parking and storage with associated roads, public realm and landscaping (full), and B1 offices, serviced apartments (O/L with appearance, landscaping, layout & scale reserved).													
Whitley WH-N-0022 SU708697 17.70	Madejski Stadium Royal Way RG2 0FL	101623 EXT Reading Football Club	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	28442	0
Defined Centre? - None Core Emp Area? - None			Extension of time limit on 070434 for expansion of stadium for additional 24,882 sqm & to stands to form additional 12,400 seats (6,467 sqm), re-alignment of Shooters Way, and alterations to layout of the parking areas. See VARIAT 130908 for changes to phasing.													
Whitley WH-N-0025/3 SU714693 0.14	Unit 1 Worton Grange Proctor End North	190339 FUL Aberdeen Standard Investments	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	-789	0	882	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Change of use and subdivision to provide 1no. class A3 unit & 1no. class A2/A3 unit. Provision of mezzanine to class A3 unit. Alteration to elevations, external seating area and parking layout.													
Whitley WH-N-0025/4 SU715691 0.29	Unit 6 Proctor End South RG2 0GG	190890 FUL Aberdeen Standard Investments	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	-1858	0	0	0	0	0	0	0	0	0	0	2963	0
Defined Centre? - None Core Emp Area? - None			Change of use of unit from retail (Class A1) to gym (Class D2) and insertion of 1,105sqm GIA mezzanine floor													
Whitley WH-N-0041/2 SU717709 0.29	ATOM Gillette Way RG2 0BS	161119 FUL STP LLP	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - Whitley Core Emp Area? - None		Lapsed	Extension to trampoline park (814 sq m).													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0049/1 SU700705 3.54	Land west of Longwater Avenue RG2 6GP	141944 REG3 Reading Borough Council	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 6106 0
Defined Centre? - None Core Emp Area? - None			Construction of a new Railway Station, bus interchange, multi-storey car park (park and ride facility), short stay car park, taxi drop-off, disabled parking facility, station access road from Longwater Avenue, landscaping and associated works. See 190858 for station building floorspace.													
Whitley WH-N-0049/2 SU700706 0.74	Green Park Station	190858 REG3 Reading Borough Council	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 230
Defined Centre? - None Core Emp Area? - None			Construction of a building comprising ticket hall, public conveniences, staff facilities and ancillary retail provision to serve the proposed Green Park railway station development, including associated signage. See 141944 for overall station and interchange.													
Whitley WH-N-0052 SU718713 0.40	177 Basingstoke Road RG2 0HX	150715 FUL GBS Securities	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	-761 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 1235 0
Defined Centre? - None Core Emp Area? - None			Erection of 2 blocks of student accommodation comprising 34 rooms, associated parking and amenity space.													
Whitley WH-N-0054 SU713706 0.03	79 Tean House Havergate Way RG2 0GU	152188 COU Berkeley Homes (Western) Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -287 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use of units 9, 10 and 11 from B1 office to C3 residential to create 4 flats.													
Whitley WH-N-0057 SU712720 0.59	4 Acre Road RG2 0SX	170412 FUL Business Moves Group	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 330	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			Demolition of existing warehouse and erection of new larger warehouse													



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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0059 SU720692 0.19	155-159 Whitley Wood Lane RG2 8PW	180858 FUL Waddington Forbes Homes Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -105	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			4no semi-detached dwellings with new access from Salford Close following demolition of existing storage buildings. See 170519 for alternative outline permission for 4 houses on smaller site.													
Whitley WH-N-0060 SU715704 1.54	452 Basingstoke Road RG2 0QE	162108 FUL Procter & Gamble Limited	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-850 3275 0 0	0 0 0 0	0 330 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-153 8134 0 0
Defined Centre? - None Core Emp Area? - Bennet Road			Part retention and refurbishment of the existing Gillette building, erection of a two storey research and development building (Class B1/B8), with associated access, surface car parking, servicing, landscaping and engineering works.													
Whitley WH-N-0062 SU713703 0.28	1 Darwin Close RG2 0TB	171971 FUL The White Partnership	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	-2025 2291 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Bennet Road			Demolition of existing building and erection of two storey building for Class B1 and Class B8 uses with associated parking and hardstanding.													
Whitley WH-N-0064 SU720692 0.04	96 Whitley Wood Lane RG2 8PP	180464 COU Dr Gargav	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 -197 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Change of use from doctors surgery to 2 self contained flats.													
Whitley WH-N-0065 SU709693 1.60	Imperium Building Imperial Way RG2 0TD	181518 COU EEF	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2658	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 2658
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			Change of use of 2nd floor (2658sqm GIA) to a flexible use comprising either, office (class B1a), or a mixed use consisting of office (B1a) and training and commercial conference facilities (Sui Generis) and physical works to replace high level glazing with louvres and install plant on the roof space.													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Whitley WN-N-0066 SU708697 15.47	Land at Madejski Stadium Shooters Way RG2 0FL	160199 OUT Reading Prop Co	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	472	0	728	728	0	1972	0	0	23605	0	0	23271	22281
Defined Centre? - None Core Emp Area? - None			O/L for residential for up to 422 units; FUL for 196 units, convention centre, ice rink, 246 bedroom hotel and up to 102 serviced apartments, car parking, retail space (A1 and A3/A4), office and community space, public open space.													
Whitley WH-N-0067/1 SU711699 1.29	Unit 1 Acre Road RG2 0SU	181059 FUL South Yorkshire Pensions Authority c/o Aberdeen Standard Investments	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	6183	-6183	0	0	0	0	0
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			Change of use from storage and distribution (Class B8) to a flexible Class B2/B8 use. See 191563 for development of a store.													
Whitley WH-N-0067/2 SU711699 0.08	Unit 1 Acre Road RG2 0SU	191563 FUL CerameX Ltd	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	190	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			Erection of store and electricity substation, installation of plant and modifications to drainage. See 181059 for change of use of main building.													
Whitley WH-N-0068 SU716692 0.39	Fairfield Services Basingstoke Road RG2 0TA	191014 FUL Shell UK Limited	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	-115
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	245
			Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - None			Redevelopment of site including removal of sales building, forecourt and tanks, and provision of new sales building, forecourt, tanks, canopy, car parking and other associated works													
Whitley WH-N-0069 SU714694 0.10	Atlantic House Imperial Way	190856 COU Thames Valley Police	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	-4707	0	0	0	0	0	0	4707
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			Proposed change of use from office building (use class b1) to new Police base (use class sui generis)													

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Ward Code Grid Ref Site Area (ha)	Address	App Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Whitley WH-N-0070 SU711699 0.20	4 Acre Road	191557 COU Clip n Climb	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
			Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
			Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
			Not started	0	0	0	0	0	0	0	-899	0	0	0	899	0
Defined Centre? - None Core Emp Area? - South of Basingstoke Road			Change of use of part of building from Class B8 Storage and Distribution to Class D2 Assembly and Leisure													

## 7. SCHEDULE OF INDIVIDUAL 'SOFT COMMITMENTS'

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey SU714736 1.36	Friar Street and Station Road	CR11a LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 150-270 dwellings. Parts of site have been permitted and appear in hard commitments, and figures show remainder. Assumed no net change in non-residential floorspace as specified in Local Plan.													
Abbey SU716737 1.51	Brunel Arcade and Apex Plaza	CR11d LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 2000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 5000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -3552
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 250-380 dwellings, offices, retail and leisure.													
Abbey SU714740 6.71	North of Station	CR11e LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 6000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 80000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -42037
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 640-960 dwellings, offices, retail and leisure, hotel													
Abbey SU712741 0.92	West of Caversham Road	CR11f LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 -111	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -222	0 0 0 -2203	0 0 0 -3471	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 75-115 dwellings													
Abbey SU715741 1.24	Riverside	CR11g LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -4029	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 2000	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 250-370 dwellings, retail and leisure, potential offices													

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey SU720738 1.62	Napier Court Napier Road	CR11i LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 210-310 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -5326	0 0 0 0	0 0 0 -2012	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU710738 2.46	Cattle Market	CR12a LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 330-490 dwellings and retail	0 0 0 15000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -5303
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU710737 3.02	Great Knollys Street and Weldale Street	CR12b LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 280-510 dwellings and business uses. Part of site has been permitted and appears in hard commitments, whilst 191086 has resolution to grant subject to S106 (see below). Figures here show remainder.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -787	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU709736 0.04	Unit 16 North Street RG1 7DA	191086 FUL Atlas Controls	Already comp 2019 Comp during 2019-20 Under Construction Not started Redevelopment of site to provide 295sqm of office space (Class B1(a)) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -68	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU708734 1.15	Chatham Street, Eaton Place and Oxford Road	CR12c LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 180-260 dwellings. Parts of site have been permitted and appear in hard commitments, and figures show remainder.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2819	0 0 0 -1908	0 0 0 0	0 0 0 0	0 0 0 -448	0 0 0 0	0 0 0 0	0 0 0 -1114
Defined Centre? - Central Area Core Emp Area? - None																

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey SU712733 2.75	Broad Street Mall Broad Street RG1 7QG	182137 FUL Inception (Reading) Sarl (c/o Moorgarth Group Ltd)	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 1501	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			3 resi bldgs (5-22 storeys) above Broad St Mall (348 units), 16 storey bldg on South Court for 1st floor A1/A2/A3 and residential (98 units), grd floor A1/A3/A4 on Dusseldorf Way and grd floor A1/A2/A3 on Queens Wk, and other associated works.													
Abbey SU712732 3.41	Hosier Street	CR12e LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 6000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -14676
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 500-750 dwellings, retail and leisure, new theatre													
Abbey SU720735 1.44	Reading Prison	CR13a LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -10000
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for conversion to various uses, including residential for 65-90 dwellings													
Abbey SU721737 6.99	Forbury Retail Park	CR13b LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 -18086	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 1,230-1,840 dwellings and retail development. Parts of site have been permitted and appear in hard commitments, and figures show remainder.													
Abbey SU724736 2.07	Kenavon Drive & Forbury Business Park	CR13c LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -9439	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for 190-285 dwellings													

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey SU717734 0.29	3-10 Market Place, Abbey Hall & Abbey Square	CR14e LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 46-70 dwellings, office, retail and leisure	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -7668	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU716734 0.08	1-5 King Street	CR14f LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for change of use to 16-24 dwellings and town centre uses. Parts of site have been permitted for alternative uses and appear in hard commitments, and figures show remainder.	0 0 0 0	0 0 0 -446	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU716731 1.67	The Oracle Extension, Bridge Street & Letcombe Street	CR14g LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for retail and public car park	0 0 0 2000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1825	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU725733 0.10	187-189 Kings Road	CR14k LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for change of use to residential (22-33 dwellings) or student accommodation	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -924	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU719740 0.50	Caversham Lock Island/Caversham Weir Thames Side	CR14m LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for leisure uses	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	1100 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																



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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Abbey SU709742 0.60	2 Ross Road and part of Meadow Road	WR3b LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 39-60 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -3640	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Abbey SU706745 3.75	Rivermead Leisure Centre Richfield Avenue	WR3d LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for additional leisure development including new swimming provision. No floorspace specified in Local Plan.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Abbey SU705736 0.05	49a-51a George Street RG1 7NP	191144 FUL Mr Andrew Rosser	Already comp 2019 Comp during 2019-20 Under Construction Not started Total of six dwellings (net increase of 4 dwellings), comprising re-modelling, extensions, dormer windows and external alterations to form four apartments and demolition of existing warehouse and construction of two apartments.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -221	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Abbey SU715732 0.40	House of Fraser, The Oracle Bridge Street RG1 2AS	191841 COU The Oracle Shopping Centre Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started Subdivide retail unit and COU for 1x flexible A1/A3/A4 unit, 1x flexible A1/A3 and 1x D2 at Riverside; 1x A1 and 1x D2 at lower ground; 1x A1 at upper ground, with alterations to Riverside frontage and plant, car parking and external alterations at car park levels.	0 0 0 -4313	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 4313	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																
Abbey SU712735 0.12	Greyfriars Church Friar Street	191848 FUL Greyfriars Church	Already comp 2019 Comp during 2019-20 Under Construction Not started Demolish church centre, new 3 storey church centre and single storey link at ground floor (D1 net gain 983 sqm), landscaping and external works. 190650 is alternative development in Hard Commitments, so figures zero here to avoid double counting.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None																

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Battle SU705733 0.30	221-221 Oxford Road, 10 & r/o 8 Prospect Street	WR3g LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Oxford Road West Core Emp Area? - None			Allocated in Local Plan for residential development (6-10 dwellings) with district centre uses on ground floor. No net gain of non-residential uses assumed.													
Battle SU699739 2.77	Part of former Battle Hospital Portman Road	WR3i LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -743	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for 160-240 dwellings. Most of site has been permitted and appear in hard commitments, and figures show remainder.													
Battle SU702732 0.04	53-55 Argyle Road RG1 7YL	170134 COU Aum Developments Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -474	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Conversion from D1 use (former mental health Clinic) to C3 use as 10 self contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store.													
Church SU726727 3.39	St Patrick's Hall Northcourt Avenue	ER1e LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for intensification of student accommodation (450-500 bedspaces). No floorspace specified in Local Plan, so none shown here.													
Church SU732714 0.36	Leighton Park School Shinfield Road RG2 7ED	181899 FUL Mr Keith Eldridge	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 2232	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Erection of two storey sports facility with external viewing gallery and associated parking													

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Church SU726720 0.03	76 Christchurch Road RG2 7AZ	190929 COU Rytdak Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Christchurch Road Core Emp Area? - None			Change of use of 1st and 2nd floors from bank (Class A2) to C4 HMO. Part-retrospective application for flat roof rear dormer. 190760 is alternative for change of use of ground floor to A5 with C4 HMO on upper floors. Figures are zero here to avoid double counting.													
Church SU726720 0.03	76 Christchurch Road RG2 7AZ	190760 COU Rytdak Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 -275	0 0 0 0	0 0 0 0	0 0 0 164	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Christchurch Road Core Emp Area? - None			Change of use of A2 bank to A5 on the ground floor and to C4 HMO on first/second floors. Part-retrospective application for flat roof rear dormer. 190929 is alternative for C4 HMO on upper floors and retention of A2.													
Katesgrove SU718729 0.15	Enterprise House, 89-97 London Street	CR14i LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -802	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - Central Area Core Emp Area? - None			Allocated in Local Plan for change of use from office to residential (8-12 dwellings)													
Katesgrove SU716717 5.38	South of Elgar Road	SR3 LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 -9661	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -3592	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for residential development with potential supporting community uses													
Katesgrove SU718714 0.80	169-173 Basingstoke Road	SR1c LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -4239	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for 50-80 dwellings													

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Kentwood SU688740 0.22	784-794 Oxford Road	WR3k LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 14-22 dwellings	0 0 0 -922	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -325
Defined Centre? - None Core Emp Area? - None																
Kentwood SU688740 0.23	816 Oxford Road	WR3l LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 13-20 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1196
Defined Centre? - None Core Emp Area? - None																
Kentwood SU678745 0.17	Norcot Community Centre Lyndhurst Road Tilehurst RG30 6UB	181377 REG3 Reading Borough Council	Already comp 2019 Comp during 2019-20 Under Construction Not started Three storey building for 18 (8x1 and 10x2 bed) residential units with associated bin and cycle storage, a 96.4sqm (NIA) building for community use (D1), vehicle parking, landscaping and associated works.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -56	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Kentwood SU672753 0.33	Charters Car Sales Oxford Road Tilehurst	WR3r LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 12-18 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -582
Defined Centre? - None Core Emp Area? - None																
Kentwood SU690742 0.39	127a Loverock Road RG30 1DZ	190591 FUL SHP Opportunity Fund General Partner Ltd	Already comp 2019 Comp during 2019-20 Under Construction Not started Demolition of 2 number existing single storey buildings, removal of telecoms plant. Replacement with new single unit for B1c, B2 and B8 use classes with ancillary offices including vassociated service areas, car parking and landscaping. Modified access onto Wigmore Lane.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 1123	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - Portman Road																

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Minster SU714723 1.29	Pulley Park Rose Kiln Lane	SR1a LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 70-100 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -530	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2797
Defined Centre? - None Core Emp Area? - None																
Minster SU708729 0.44	Yeomanry House Castle Hill	WR3e LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for conversion to 10-14 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -684
Defined Centre? - None Core Emp Area? - None																
Minster SU710726 0.06	4 Berkeley Avenue	WR3f LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 10-14 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -128
Defined Centre? - None Core Emp Area? - None																
Norcot SU685733 0.85	103 Dee Road	WR3m LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for development for residential (34-50 dwellings) subject to the fire station being surplus to requirements.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -2176
Defined Centre? - None Core Emp Area? - None																
Norcot SU683727 2.99	The Meadway Centre Honey End Lane	WR3o LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for development of existing shopping centre to provide a new district centre including retail and leisure uses. 150945 in Hard Commitments is alternative partial development, so figures zero here to avoid double counting.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - The Meadway Core Emp Area? - None																

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Park SU737724 0.35	Hamilton Centre Bulmershe Road	ER1f LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 13-19 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1744	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Park SU730732 0.11	Arthur Hill Swimming Pool, 221-225 Kings Road	ER1h LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 6-10 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -684	0 0 0 0
Defined Centre? - Cemetery Junction Core Emp Area? - None																
Park SU733733 0.16	261-275 London Road	ER1i LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 10-16 dwellings and town centre uses	0 0 0 440	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -635
Defined Centre? - Cemetery Junction Core Emp Area? - None																
Park SU738730 3.08	Palmer Park Stadium Area	ER1j LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for additional leisure development for a new swimming pool.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 1000	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Park SU740725 0.15	131 Wokingham Road	ER1k LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 8-12 dwellings and retail use	0 0 0 500	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -216
Defined Centre? - Wokingham Road Core Emp Area? - None																

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2020

Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Peppard SU718767 3.75	Part of Reading Golf Course Kidmore End Road Emmer Green	CA1b LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for 90-130 dwellings, community provision including healthcare and new clubhouse subject to future of golf on remainder of site being secured. No figures specified in Local Plan for community or golf uses so none specified here.													
Peppard SU724762 0.74	Caversham Park Caversham	CA2 LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -12770
Defined Centre? - None Core Emp Area? - None			Identified in Local Plan as having potential for conversion of Caversham Park House to 40-45 dwellings													
Redlands SU725729 0.33	Dingley House, 3-5 Craven Road	ER1b LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1223	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for change of use and additional development for 15-22 dwellings													
Redlands SU724726 0.74	Land rear of 8-26 Redlands Road	ER1c LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1130
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for 12-20 dwellings or student accommodation													
Redlands SU724724 0.43	Land adjacent to 40 Redlands Road	ER1d LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -420	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None			Allocated in Local Plan for 23-35 dwellings													

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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant	Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations			Description of development and additional comments													
Southcote SU694726 0.57	Amethyst Lane	WR3n LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for 32-48 dwellings	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1720	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Whitley SU701706 32.13	Former Landfill Island Road	SR1a LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for warehouse uses with potential for industrial uses.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 1E+05	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Whitley SU709705 9.70	Island Road A33 Frontage	SR1c LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for commercial uses (potential 27,000-32,000 sq m of industrial and warehouse). Same site as outstanding part of 050823 in hard commitments for office development, so figures zero here to avoid double counting.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Defined Centre? - None Core Emp Area? - None																
Whitley SU716708 13.69	Land North of Manor Farm Road	SR2 LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for mixed use development including residential and extension to Whitley District Centre. No floorspace specified in Local Plan, so none shown here.	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -19900	0 0 0 0	0 0 0 -28748	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -3241	0 0 0 0
Defined Centre? - Whitley Core Emp Area? - None																
Whitley SU713701 0.74	16-18 Bennet Road	SR4d LOCPLAN	Already comp 2019 Comp during 2019-20 Under Construction Not started Allocated in Local Plan for employment uses	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -576	0 0 0 2700	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 -1396
Defined Centre? - None Core Emp Area? - Bennet Road																



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Ward Code Grid Ref Site Area (ha)	Address	Ref Number and Type Applicant		Status by use class (net figures)	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui g
Planning Policy Designations				Description of development and additional comments													
Whitley	Part of former Berkshire Brewery Site	SR4e	LOCPLAN	Already comp 2019	0	0	0	0	0	0	0	0	0	0	0	0	0
SU713689				Comp during 2019-20	0	0	0	0	0	0	0	0	0	0	0	0	0
3.70				Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
				Not started	0	0	0	0	0	0	0	0	0	0	0	0	0
Defined Centre? - None Core Emp Area? - North of the M4				Allocated in Local Plan for employment uses (potential 11,000-13,000 sq m of industrial and warehouse). Same site as 090530 for office development in hard commitments, so figures zero here to avoid double counting.													

Planning Section

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Borough Council  

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