

NON-RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2021

Information on the progress of non-residential development
between 1 April 2020 and 31 March 2021 in Reading Borough

Published June 2021

SUMMARY VERSION



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EXECUTIVE SUMMARY

This publication looks at commitments for non-residential development in Reading Borough at 31 March 2021. 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 2020 to 31 March 2021 using the use classes existing at the start of the year are summarised in square metres below:

Summary of figures for 2020-21 (use classes prior to September 2020)

Use class	Newly permitted	With permission but not started	Under construction	Total hard commitments outstanding (N/S + U/C)	Soft commitments	Total hard and soft	Completed	Lapsed
A1	-4,531	8,023	-4,276	3,747	-332	3,415	-5,130	-3,531
A2	-672	-813	-272	-1,085	-446	-1,531	0	0
A3	269	4,255	2,590	6,845	0	6,845	-228	0
A4	-775	-629	-24	-653	0	-653	-491	0
A5	294	-438	213	-225	0	-225	103	0
B1	-2,468	229,039	16,247	245,286	35,963	281,249	-3,942	-500
B2	828	1,542	-1,087	455	-11,917	-11,462	-4,025	0
B8	-1,428	-131	0	-131	77,264	77,133	-10,237	-231
C1	-53	46,748	263	47,011	23,500	70,511	1,066	0
C2	-371	15,560	5,182	20,742	0	20,742	118	0
D1	1,908	8,062	2,189	10,251	-1,351	8,900	851	0
D2	5,029	65,383	2,914	68,297	2,057	70,354	178	0
SG	2,139	27,261	18,923	46,184	-94,183	-47,999	8,514	0

In terms of new completions, most use classes have shown a net loss or a very small net gain. The largest loss was for storage and distribution (B8), with the largest development involving a change of use to B2. The only significant net gain was for sui generis uses, with the largest developments being two new student accommodation blocks at East Street and Silver Street.

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, although there are also a number of losses through conversions to residential in progress. The main new sui generis uses under construction include the new Green Park station and the conversion of an office building to a new police headquarters.

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, the overall figures are fairly limited, but with the most significant figures involving the conversion of a town centre department store building from retail to leisure.

The amount of floorspace classed as 'soft' commitments in 2020/21 is similar to last year. 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 the Local Plan. 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. This year's figures reflect the trend for loss of A1 retail and B1 office, but a significant loss of B8 storage and distribution has occurred this year to bring the overall stock down to close to 2013 levels.

The use classes order was changed on 1st September 2020, with many of the use classes in the table above being consolidated or removed, and new use classes E, F1 and F2 being introduced. Future monitoring will need to use those use classes, but as the change took place within the year, the figures for both sets of use classes are worth presenting. The key net figures for Reading Borough for the monitoring year 1 April 2020 to 31 March 2021 using the use classes existing at the end of the year are therefore summarised in square metres below:

Summary of figures for 2020-21 (use classes after August 2020)

Use class	Newly permitted	With permission but not started	Under construction	Total hard commitments outstanding (N/S + U/C)	Soft commitments	Total hard and soft	Completed	Lapsed
B2	828	1,542	-1,087	455	-11,917	-11,462	-4,025	0
B8	-1,428	-131	0	-131	77,264	77,133	-10,237	-231
C1	-53	46,748	263	47,011	23,500	70,511	1,066	0
C2	-179	13,666	5,182	18,848	0	18,848	310	0
E	-3,533	251,050	14,772	265,822	36,026	301,848	-8,560	-4,031
F1	2,467	9,069	2,726	11,795	2,083	13,878	908	0
F2	409	55,072	96	55,168	1,023	56,191	-50	0
SG	1,658	26,846	20,910	47,756	97,424	145,180	7,365	0

This is a summary version of the Commitments document, which excludes the schedules of individual sites. For a full version of the document including the individual schedules, please contact the [Planning Policy Team](#).

CONTENTS

EXECUTIVE SUMMARY	- 3 -
CONTENTS	- 5 -
1. INTRODUCTION AND BACKGROUND	- 6 -
2. METHODOLOGY	- 8 -
3. UNDERSTANDING THE TABLES	- 11 -
4. SUMMARY TABLES	- 14 -
5. COMPARISON WITH PREVIOUS YEARS	- 29 -
EXISTING STOCK.....	- 29 -
OUTSTANDING COMMITMENTS.....	- 30 -
NEW PERMISSIONS.....	- 31 -
COMPLETIONS	- 32 -

1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2021 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 2021, and what has been completed during the monitoring year (1 April 2020 to 31 March 2021).
- 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 tables.
- 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 2021;
 - Amount of floorspace (net) that was under construction at 31 March 2021;
 - Amount of floorspace (net) with permission that was outstanding at 31 March 2021 (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 2021 ('soft commitments');
 - Amount of floorspace (net) that has been completed between 1 April 2020 and 31 March 2021;
 - Amount of floorspace (net) newly permitted between 1 April 2020 and 31 March 2021; and
 - Amount of floorspace (net) for which planning permission had lapsed at 31 March 2021.
- 1.6 Two sets of summary tables are presented. The first set uses the use classes in operation at the start of the year, whilst the second set uses the new use classes introduced in September 2020.
- 1.7 Section 5 looks at how the figures from this year's commitments survey compare to those from previous years.
- 1.8 This document has been produced alongside the Residential Planning Commitments at 31 March 2020 document.

- 1.9 For any queries, including requesting a full version of this document containing the individual schedules, please contact Planning Policy, Planning Section, Reading Borough Council on 0118 9373337 or [by e-mail](#).

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 2020 survey has been updated to 2021 in four stages:
1. Outstanding commitments at March 2020 were identified from the [2020 survey](#).
 2. Relevant planning permissions granted between 1 April 2020 and 31 March 2021 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. Each new commitment was allocated to a use class or classes.
 3. All sites were visited by Council officers in order to obtain information on development progress (i.e. floorspace completed, under construction and not started). These visits were carried out as soon after 31 March 2021 as possible, during April and early May 2021.
 4. Finally, the survey information was organised and analysed, and the document prepared for publication.
- 2.2 Commitments which have been completed and permissions which lapsed in the period 1 April 2020 to 31 March 2021, are included in the figures in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are accumulated separately in Tables 7 and 14.
- 2.3 Sites which have any of the following characteristics are included in the figures in both this document and the Residential Commitments document at March 2021:
- 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 Floorspace figures are expressed in the tables in square metres, and refer to Gross Internal Area (GIA), to accord with what is shown on planning application forms.
- 2.5 On 1st September 2020, midway through the monitoring year, changes to the planning use classes set out in the Town and Country Planning (Use Classes) Order 1990 (as amended) came into effect. These changes were the most significant changes to planning use classes in many years, and have substantial implications for this commitments monitoring exercise. For this year, the decision has been made to present two sets of information, reporting on both the old and new use classes. For these purposes, it has been necessary to allocate older permissions to the new

use classes and newer permissions to the old use classes, so that the full implications of what is permitted is shown. This means that all permissions appear in the figures for both the old and new use classes, and these figures cannot therefore be summed.

2.6 An outline of each use at the beginning of the monitoring year 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.
- 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.
- Sui generis: This comprises uses that do not fall within the specified use classes.

2.7 An outline of the new uses introduced during the monitoring year is given below:

- 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.
 - 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.
 - E: Commercial, business and services. This is a wide ranging category including: retail; food and drink; financial, professional or commercial services; indoor sport and recreation (not involving motorised vehicles or firearms); medical or health services; creche, day nursery or day centre; offices; research and development; and light industrial use.
 - F1: Learning and non-residential institutions, including education, art galleries, museums, libraries, public halls, places of worship and law courts.
 - F2: Local community, including shops (where under 280 sq m and there is no other such facility within 1 km), local community halls, outdoor sport or recreation (not involving motorised vehicles or firearms), swimming pools and skating rinks.
 - Sui generis: This comprises uses that do not fall within the specified use classes. This has been expanded from September 2020 to include drinking establishments, takeaways, live music venues, cinemas, concert halls, bingo halls and dance halls.
- 2.8 Developments are only included in the monitoring 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.
- 2.9 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).
- 2.10 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.
- 2.11 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 section 4.
- 3.2 Section 4 contains 14 summary tables, which present 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 paragraphs 2.6-2.7) which has the relevant status.
- 3.4 As well as an overall total for the Borough, totals within a number of different categories are shown:

- **By Ward** - Reading Borough Council is broken down into 16 wards (see figure 1). A total for each ward is given¹.
- **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 - 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.

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 tables are divided by status, and these are described below.

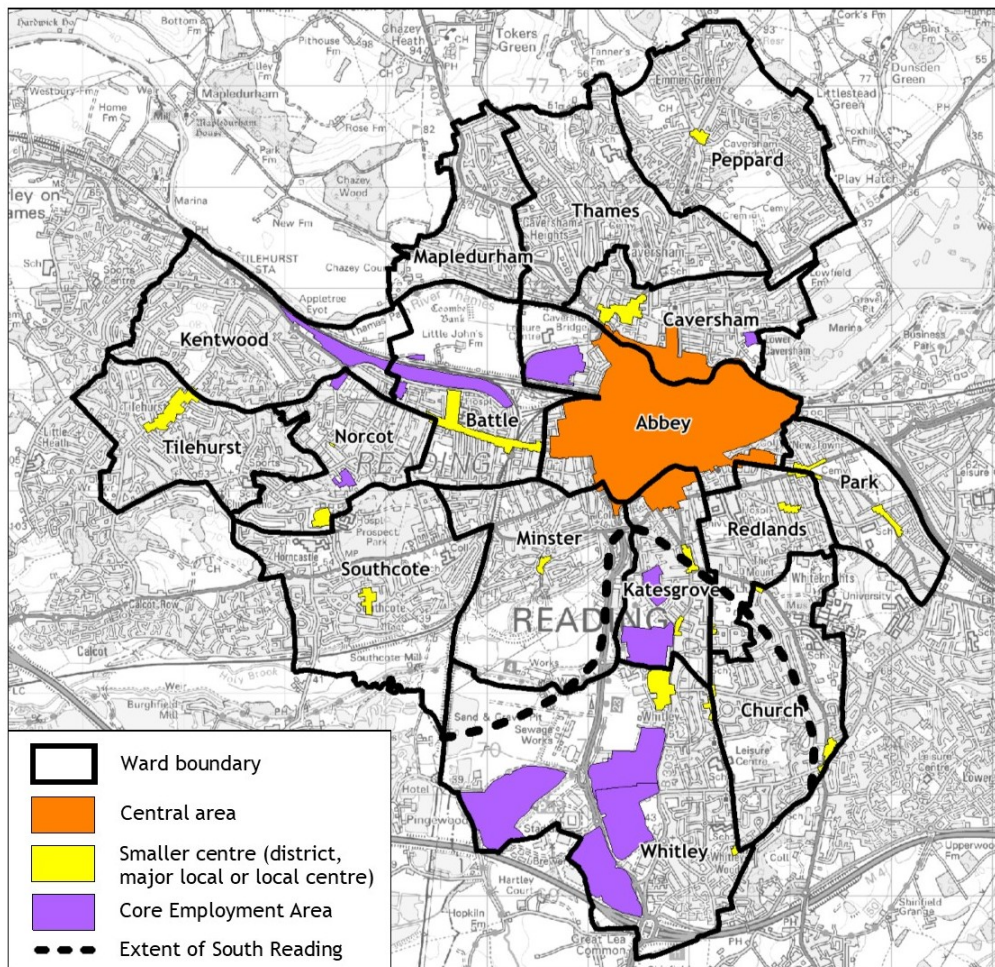
¹ No figure for parishes is given, as Reading Borough has no parishes.

- 3.6 **Table 1** (showing old use classes) and **table 8** (new use classes) show 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 2021.
- 3.7 **Table 2** and **table 9** show the amount of net floorspace with planning permission that was under construction at 31 March 2021. This starts from the digging of footings and laying of foundations, and ends when work has completed². For changes of use, this includes the period of making internal alterations.
- 3.8 **Table 3** and **table 10** show the total amount of net floorspace outstanding at 31 March 2021. This consists of net floorspace not started and net floorspace under construction, and therefore is a sum of tables 1 and 2 (for table 3) and 8 and 9 (for table 10).
- 3.9 **Table 4** and **table 11** show 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 2021. 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 are only included in these tables 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 The inclusion of such soft commitment sites in the overall figures and their likely development capacity does not necessarily represent a commitment to approve the development. It is not therefore comparable with an outstanding planning permission, nor is it necessarily an indication of a site’s continued acceptability for development. All future planning applications on these sites will be considered on their individual merits by the Council.
- 3.12 **Table 5** and **table 12** show the amount of net floorspace completed between 1 April 2020 and 31 March 2021. Floorspace is completed for these purposes when work on it has ended, even if it is still unoccupied.
- 3.13 **Table 6** and **table 13** show the amount of net floorspace newly permitted between 1 April 2020 and 31 March 2021. Their purpose is to show where new sites are coming forward. As such, they do not include developments which are the same as, or similar to, previous or existing permissions on the same site.

² 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.

3.14 Table 7 and table 14 show the amount of net floorspace for which planning permission had lapsed between 1 April 2020 and 31 March 2021. 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. It should be noted here that, due to Covid-19, the government legislated to extend all planning permissions that would have expired between 23 March and 31 December 2020 to 1 May 2021, meaning that they did not expire in this monitoring year, albeit that those due to expire before 19 August 2020 required an Additional Environmental Approval.

Figure 1: Wards and development plan designations in Reading



4. SUMMARY TABLES

Table 1: Planning permissions (hard commitments) not started

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	8,023	-813	4,255	-629	-438	229,039	1,542	-131	46,748	15,560	8,062	65,383	27,261
Abbey ward	4,262	-413	3,259	-538	-602	106,006	0	243	9,310	0	224	6,721	1,225
Battle ward	0	-125	-88	0	0	-647	-300	300	188	2,000	-474	-100	108
Caversham ward	611	0	81	0	0	983	0	0	0	0	0	652	0
Church ward	-135	-275	135	0	164	0	0	0	12,191	0	-123	0	774
Katesgrove ward	0	0	0	-331	0	-4,217	719	0	0	0	-230	0	1,201
Kentwood ward	0	0	0	0	0	1,330	1,123	0	0	232	0	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Minster ward	0	0	0	0	0	-1,072	0	0	0	298	0	0	-828
Norcot ward	3,908	0	0	0	0	0	0	0	0	0	4,450	0	188
Park ward	0	0	0	0	0	-2,041	0	0	0	234	334	0	-576
Peppard ward	0	0	0	-488	0	0	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	-156	0	0	0	9,867	1,479	0	0
Southcote ward	0	0	140	0	0	0	0	0	54	0	106	161	0
Thames ward	0	0	0	0	0	0	0	0	0	-371	0	417	0
Tilehurst ward	0	0	0	0	0	-218	0	0	0	0	2,296	0	0
Whitley ward	-623	0	728	728	0	129,071	0	-674	25,005	0	0	57,532	25,169
Central Reading (LP designation)	4,262	-413	3,259	-869	-602	103,326	0	0	9,310	0	-6	6,721	1,736
Smaller Centres (LP designation)	4,384	-400	128	0	164	-1,178	0	0	188	0	0	652	-19
Town Centres Sub-Total	8,646	-813	3,387	-869	-438	102,148	0	0	9,498	0	-6	7,373	1,717
South Reading (LP designation)	-623	0	728	728	0	126,276	719	-674	25,005	0	0	57,532	25,369
Core Employment Areas (LP designation)	0	0	0	0	0	53,492	1,542	-26	0	0	0	899	2,415

Table 2: Planning permissions (hard commitments) under construction

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-4,276	-272	2,590	-24	213	16,247	-1,087	0	263	5,182	2,189	2,914	18,923
Abbey ward	-4,964	-272	2,318	191	213	-6,466	-1,087	0	0	0	69	2,662	6,042
Battle ward	132	0	0	0	0	-160	0	0	0	0	0	350	0
Caversham ward	0	0	0	0	0	0	0	0	0	0	-403	0	0
Church ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	272	-215	0	-404	0	0	0	0	0	0	0
Kentwood ward	0	0	0	0	0	0	0	0	0	0	96	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	0	2,072	0	0
Minster ward	0	0	0	0	0	0	0	0	0	0	0	0	569
Norcot ward	0	0	0	0	0	-82	0	0	0	0	-186	0	0
Park ward	0	0	0	0	0	0	0	0	0	0	541	0	455
Peppard ward	0	0	0	0	0	0	0	0	0	5,182	0	0	0
Redlands ward	0	0	0	0	0	0	0	0	-241	0	0	0	215
Southcote ward	0	0	0	0	0	0	0	0	504	0	0	-98	-406
Thames ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	556	0	0	0	0	23,359	0	0	0	0	0	0	12,048
Central Reading (LP designation)	-4,964	-272	2,590	-215	213	-6,466	-1,087	0	0	0	69	2,662	6,042
Smaller Centres (LP designation)	132	0	0	0	0	0	0	0	0	0	-403	0	0
Town Centres Sub-Total	-4,832	-272	2,590	-215	213	-6,466	-1,087	0	0	0	-334	2,662	6,042
South Reading (LP designation)	556	0	0	0	0	23,359	0	0	0	0	0	0	12,048
Core Employment Areas (LP designation)	0	0	0	0	0	23,359	0	0	0	0	0	0	4,707

Table 3: Planning permissions (hard commitments) outstanding*

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	3,747	-1,085	6,845	-653	-225	245,286	455	-131	47,011	20,742	10,251	68,297	46,184
Abbey ward	-702	-685	5,577	-347	-389	99,540	-1,087	243	9,310	0	293	9,383	7,267
Battle ward	132	-125	-88	0	0	-807	-300	300	188	2,000	-474	250	108
Caversham ward	611	0	81	0	0	983	0	0	0	0	-403	652	0
Church ward	-135	-275	135	0	164	0	0	0	12,191	0	-123	0	774
Katesgrove ward	0	0	272	-546	0	-4,621	719	0	0	0	-230	0	1,201
Kentwood ward	0	0	0	0	0	1,330	1,123	0	0	232	96	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	3,300	2,072	0	0
Minster ward	0	0	0	0	0	-1,072	0	0	0	298	0	0	-259
Norcot ward	3,908	0	0	0	0	-82	0	0	0	0	4,264	0	188
Park ward	0	0	0	0	0	-2,041	0	0	0	234	875	0	-121
Peppard ward	0	0	0	-488	0	0	0	0	0	5,182	0	0	0
Redlands ward	0	0	0	0	0	-156	0	0	-241	9,867	1,479	0	215
Southcote ward	0	0	140	0	0	0	0	0	558	0	106	63	-406
Thames ward	0	0	0	0	0	0	0	0	0	-371	0	417	0
Tilehurst ward	0	0	0	0	0	-218	0	0	0	0	2,296	0	0
Whitley ward	-67	0	728	728	0	152,430	0	-674	25,005	0	0	57,532	37,217
Central Reading (LP designation)	-702	-685	5,849	-1,084	-389	96,860	-1,087	0	9,310	0	63	9,383	7,778
Smaller Centres (LP designation)	4,516	-400	128	0	164	-1,178	0	0	188	0	-403	652	-19
Town Centres Sub-Total	3,814	-1,085	5,977	-1,084	-225	95,682	-1,087	0	9,498	0	-340	10,035	7,759
South Reading (LP designation)	-67	0	728	728	0	149,635	719	-674	25,005	0	0	57,532	37,417
Core Employment Areas (LP designation)	0	0	0	0	0	76,851	1,542	-26	0	0	0	899	7,122

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

Table 4: Developments without planning permission but accepted in principle (soft commitments)*

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-332	-446	0	0	0	35,963	-11,917	77,264	23,500	0	-1,351	2,057	-94,183
Abbey ward	9,311	-446	0	0	0	57,241	-6,043	-9,458	23,500	0	535	3,100	-70,148
Battle ward	0	0	0	0	0	0	-743	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0	0	0	0	0	2,232	0
Katesgrove ward	-9,661	0	0	0	0	-802	-7,831	0	0	0	0	0	0
Kentwood ward	-922	0	0	0	0	0	0	0	0	0	0	0	-2,103
Mapledurham ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster ward	0	0	0	0	0	0	0	-530	0	0	0	0	-3,609
Norcot ward	0	0	0	0	0	0	0	0	0	0	0	0	-2,176
Park ward	940	0	0	0	0	0	0	0	0	0	0	-34	-851
Peppard ward	0	0	0	0	0	0	0	0	0	0	0	0	-12,770
Redlands ward	0	0	0	0	0	0	0	0	0	0	-1,643	0	-1,130
Southcote ward	0	0	0	0	0	0	0	0	0	0	-1,720	0	0
Thames ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	-20,476	2,700	87,252	0	0	1,477	-3,241	-1,396
Central Reading (LP designation)	9,311	-446	0	0	0	56,439	-4,898	-9,458	23,500	0	535	3,100	-70,148
Smaller Centres (LP designation)	940	0	0	0	0	-19,900	0	-28,748	0	0	0	-4,275	-851
Town Centres Sub-Total	10,251	-446	0	0	0	36,539	-4,898	-38,206	23,500	0	535	-1,175	-70,999
South Reading (LP designation)	-9,661	0	0	0	0	-20,476	-5,131	86,722	0	0	1,477	-3,241	-4,193
Core Employment Areas (LP designation)	0	0	0	0	0	-576	2,700	0	0	0	0	0	-1,396

*Includes adopted Local Plan allocations where there would be a loss of existing floorspace or a floorspace figure is specified

Table 5: Planning permissions (hard commitments) completed 2020-2021

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-5,130	0	-228	-491	103	-3,942	-4,025	-10,237	1,066	118	851	178	8,514
Abbey ward	-4,139	0	-486	-6	0	-1,635	-9,494	-2,516	1,066	0	324	0	-15
Battle ward	-368	0	0	0	0	0	0	-192	0	298	0	192	0
Caversham ward	-162	0	0	0	0	-120	0	0	0	0	0	-116	149
Church ward	0	0	0	0	0	0	0	0	0	0	0	0	638
Katesgrove ward	-103	0	0	-485	103	-1,970	-714	0	0	-180	916	0	6,578
Kentwood ward	-109	0	0	0	0	-217	0	-1,536	0	0	-152	0	-108
Mapledurham ward	0	0	0	0	0	0	0	0	0	0	0	102	0
Minster ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Park ward	-371	0	258	0	0	0	0	0	0	0	-229	0	341
Peppard ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	0	0	0	0	0	0	0	866
Southcote ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	0	0	0	0	0	-8	0	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	-180
Whitley ward	122	0	0	0	0	0	6,183	-5,993	0	0	0	0	245
Central Reading (LP designation)	-4,139	0	-486	-119	0	-3,036	0	0	1,066	0	324	0	4,287
Smaller Centres (LP designation)	-729	0	258	0	103	-120	0	0	0	0	0	-116	0
Town Centres Sub-Total	-4,868	0	-228	-119	103	-3,156	0	0	1,066	0	324	-116	4,287
South Reading (LP designation)	19	0	0	0	103	-180	5,469	-5,993	0	0	0	0	589
Core Employment Areas (LP designation)	0	0	0	0	0	-180	5,469	-7,721	0	0	0	192	0

Table 6: Planning permissions (hard commitments) permitted during 2020-2021*

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-4,531	-672	269	-775	294	-2,468	828	-1,428	-53	-371	1,908	5,029	2,139
Abbey ward	-4,733	-272	357	-287	130	-1,531	0	0	0	0	771	4,313	-475
Battle ward	0	-125	-88	0	0	-917	-300	108	188	0	-474	192	279
Caversham ward	0	0	0	0	0	-714	0	0	0	0	0	0	0
Church ward	0	-275	0	0	164	0	0	0	0	0	-123	0	918
Katesgrove ward	0	0	0	0	0	-546	5	0	0	0	-230	0	476
Kentwood ward	0	0	0	0	0	1,330	1,123	-1,536	0	0	-56	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster ward	0	0	0	0	0	0	0	0	0	0	0	0	-530
Norcot ward	0	0	0	0	0	-110	0	0	0	0	0	0	0
Park ward	0	0	0	0	0	0	0	0	0	0	541	0	605
Peppard ward	0	0	0	-488	0	0	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	0	0	0	-241	0	1,479	0	866
Southcote ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	0	0	0	0	-371	0	417	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	202	0	0	0	0	20	0	0	0	0	0	107	0
Central Reading (LP designation)	-4,733	-272	357	-287	130	-2,168	0	0	0	0	541	4,313	68
Smaller Centres (LP designation)	0	-400	-88	0	164	-120	0	0	188	0	0	0	152
Town Centres Sub-Total	-4,733	-672	269	-287	294	-2,288	0	0	188	0	541	4,313	220
South Reading (LP designation)	202	0	0	0	0	111	5	0	0	0	0	107	344
Core Employment Areas (LP designation)	0	0	0	0	0	631	828	-1,428	0	0	0	192	0

* This does not include permissions that are similar to proposals outstanding at 31st March 2020 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2020-2021*

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-3,531	0	0	0	0	-500	0	-231	0	0	0	0	0
Abbey ward	-3,531	0	0	0	0	-500	0	0	0	0	0	0	0
Battle ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Kentwood ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	-231	0	0	0	0	0
Park ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Peppard ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Reading (LP designation)	-3,531	0	0	0	0	-500	0	0	0	0	0	0	0
Smaller Centres (LP designation)	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centres Sub-Total	-3531	0	0	0	0	-500	0	0	0	0	0	0	0
South Reading (LP designation)	0	0	0	0	0	0	0	0	0	0	0	0	0
Core Employment Areas (LP designation)	0	0	0	0	0	0	0	0	0	0	0	0	0

* Permissions which have lapsed and are not counted in outstanding permissions. Sites where a similar alternative permission is still outstanding are not counted here.

Table 8: Planning permissions (hard commitments) not started (using use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	1,542	-131	46,748	13,666	251,050	9,069	55,072	26,846
Abbey ward	0	243	9,310	0	119,115	944	0	85
Battle ward	-300	300	188	0	666	-100	0	108
Caversham ward	0	0	0	0	1,675	0	0	652
Church ward	0	0	12,191	0	-398	0	0	938
Katesgrove ward	719	0	0	0	-4,495	0	48	870
Kentwood ward	1,123	0	0	232	1,330	0	0	0
Mapledurham ward	0	0	0	3,300	0	0	0	0
Minster ward	0	0	0	298	-1,072	0	0	-828
Norcot ward	0	0	0	0	3,908	4,450	0	188
Park ward	0	0	0	234	-2,041	0	334	-576
Peppard ward	0	0	0	0	0	0	0	-488
Redlands ward	0	0	0	9,867	-156	1,479	0	0
Southcote ward	0	0	54	106	301	0	0	0
Thames ward	0	0	0	-371	0	0	417	0
Tilehurst ward	0	0	0	0	-218	2,296	0	0
Whitley ward	0	-674	25,005	0	132,435	0	54,273	25,897
Central Reading (LP designation)	0	0	9,310	0	116,157	944	48	265
Smaller Centres (LP designation)	0	0	188	0	2,934	0	0	797
Town Centres Sub-Total	0	0	9,498	0	119,091	944	48	1,062
South Reading (LP designation)	719	-674	25,005	0	129,640	0	54,273	26,097
Core Employment Areas (LP designation)	1,542	-26	0	0	54,391	0	0	2,415

Table 9: Planning permissions (hard commitments) under construction (using use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-1,087	0	263	5,182	14,772	2,726	96	20,910
Abbey ward	-1,087	0	0	0	-8,214	-237	0	8,244
Battle ward	0	0	0	0	-28	350	0	0
Caversham ward	0	0	0	0	-403	0	0	0
Church ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	-132	0	0	-215
Kentwood ward	0	0	0	0	0	0	96	0
Mapledurham ward	0	0	0	0	0	2,072	0	0
Minster ward	0	0	0	0	0	0	0	569
Norcot ward	0	0	0	0	-268	0	0	0
Park ward	0	0	0	0	0	541	0	455
Peppard ward	0	0	0	5,182	0	0	0	0
Redlands ward	0	0	-241	0	0	0	0	215
Southcote ward	0	0	504	0	-98	0	0	-406
Thames ward	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	23,915	0	0	12,048
Central Reading (LP designation)	-1,087	0	0	0	-7,942	-237	0	7,838
Smaller Centres (LP designation)	0	0	0	0	-271	0	0	0
Town Centres Sub-Total	-1,087	0	0	0	-8,213	-237	0	7,838
South Reading (LP designation)	0	0	0	0	23,915	0	0	12,048
Core Employment Areas (LP designation)	0	0	0	0	23,359	0	0	4,707

Table 10: Planning permissions (hard commitments) outstanding* (using use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	455	-131	47,011	18,848	265,822	11,795	55,168	47,756
Abbey ward	-1,087	243	9,310	0	110,901	707	0	8,329
Battle ward	-300	300	188	0	638	250	0	108
Caversham ward	0	0	0	0	1,272	0	0	652
Church ward	0	0	12,191	0	-398	0	0	938
Katesgrove ward	719	0	0	0	-4,627	0	48	655
Kentwood ward	1,123	0	0	232	1,330	0	96	0
Mapledurham ward	0	0	0	3,300	0	2,072	0	0
Minster ward	0	0	0	298	-1,072	0	0	-259
Norcot ward	0	0	0	0	3,640	4,450	0	188
Park ward	0	0	0	234	-2,041	541	334	-121
Peppard ward	0	0	0	5,182	0	0	0	-488
Redlands ward	0	0	-241	9,867	-156	1,479	0	215
Southcote ward	0	0	558	106	203	0	0	-406
Thames ward	0	0	0	-371	0	0	417	0
Tilehurst ward	0	0	0	0	-218	2,296	0	0
Whitley ward	0	-674	25,005	0	156,350	0	54,273	37,945
Central Reading (LP designation)	-1,087	0	9,310	0	108,215	707	48	8,103
Smaller Centres (LP designation)	0	0	188	0	2,663	0	0	797
Town Centres Sub-Total	-1,087	0	9,498	0	110,878	707	48	8,900
South Reading (LP designation)	719	-674	25,005	0	153,555	0	54,273	38,145
Core Employment Areas (LP designation)	1,542	-26	0	0	77,750	0	0	7,122

*Includes developments not started & under construction (sum tables 8 & 9)

Table 11: Developments without planning permission but accepted in principle (soft commitments)* (using use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-11,917	77,264	23,500	0	36,026	2,083	1,023	-97,424
Abbey ward	-6,043	-9,458	23,500	0	67,658	2,083	0	-70,148
Battle ward	-743	0	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	2,232	0	0	0
Katesgrove ward	-7,831	0	0	0	-10,463	0	0	0
Kentwood ward	0	0	0	0	-922	0	0	-2,103
Mapledurham ward	0	0	0	0	0	0	0	0
Minster ward	0	-530	0	0	0	0	0	-3,609
Norcot ward	0	0	0	0	0	0	0	-2,176
Park ward	0	0	0	0	940	0	-34	-851
Peppard ward	0	0	0	0	0	0	0	-12,770
Redlands ward	0	0	0	0	-1,223	0	-420	-1,130
Southcote ward	0	0	0	0	-1,720	0	0	0
Thames ward	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	2,700	87,252	0	0	-20,476	0	1,477	-4,637
Central Reading (LP designation)	-4,898	-9,458	23,500	0	66,856	2,083	0	-70,148
Smaller Centres (LP designation)	0	-28,748	0	0	-18,960	0	-1,034	-4,092
Town Centres Sub-Total	-4,898	-38,206	23,500	0	47,896	2,083	-1,034	-74,240
South Reading (LP designation)	-5,131	86,722	0	0	-30,137	0	1,477	-7,434
Core Employment Areas (LP designation)	2,700	0	0	0	-576	0	0	-1,396

*Includes adopted Local Plan allocations where there would be a loss of existing floorspace or a floorspace figure is specified

Table 12: Planning permissions (hard commitments) completed 2020-2021 (using use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-4,025	-10,237	1,066	310	-8,560	908	-50	7,365
Abbey ward	-9,494	-2,516	1,066	0	-5,936	0	0	-21
Battle ward	0	-192	0	490	-368	0	0	0
Caversham ward	0	0	0	0	-398	0	0	149
Church ward	0	0	0	0	0	0	0	638
Katesgrove ward	-714	0	0	-180	-2,073	916	0	6,196
Kentwood ward	0	-1,536	0	0	-326	0	-152	-108
Mapledurham ward	0	0	0	0	0	0	102	0
Minster ward	0	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	0
Park ward	0	0	0	0	-342	0	0	341
Peppard ward	0	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	0	0	866
Southcote ward	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	-8	0	0
Tilehurst ward	0	0	0	0	0	0	0	-180
Whitley ward	6,183	-5,993	0	0	883	0	0	-516
Central Reading (LP designation)	0	0	1,066	0	-7,337	0	0	4,168
Smaller Centres (LP designation)	0	0	0	0	-707	0	0	103
Town Centres Sub-Total	0	0	1,066	0	-8,044	0	0	4,271
South Reading (LP designation)	5,469	-5,993	0	0	600	0	0	-69
Core Employment Areas (LP designation)	5,469	-7,721	0	192	-180	0	0	0

Table 13: Planning permissions (hard commitments) permitted during 2020-2021* (using use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	828	-1,428	-53	-179	-3,533	2,467	409	1,658
Abbey ward	0	0	0	0	-1,542	447	0	-632
Battle ward	-300	108	188	192	-1,604	0	0	279
Caversham ward	0	0	0	0	-714	0	0	0
Church ward	0	0	0	0	-398	0	0	1,082
Katesgrove ward	5	0	0	0	-824	0	48	476
Kentwood ward	1,123	-1,536	0	0	1,330	0	-56	0
Mapledurham ward	0	0	0	0	0	0	0	0
Minster ward	0	0	0	0	0	0	0	-530
Norcot ward	0	0	0	0	-110	0	0	0
Park ward	0	0	0	0	0	541	0	605
Peppard ward	0	0	0	0	0	0	0	-488
Redlands ward	0	0	-241	0	0	1,479	0	866
Southcote ward	0	0	0	0	0	0	0	0
Thames ward	0	0	0	-371	0	0	417	0
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	329	0	0	0
Central Reading (LP designation)	0	0	0	0	-2,457	447	48	-89
Smaller Centres (LP designation)	0	0	188	0	-608	0	0	316
Town Centres Sub-Total	0	0	188	0	-3,065	447	48	227
South Reading (LP designation)	5	0	0	0	420	0	0	344
Core Employment Areas (LP designation)	828	-1,428	0	192	631	0	0	0

* This does not include permissions that are similar to proposals outstanding at 31st March 2020 on the same site

Table 14: Planning permissions (hard commitments) lapsed during 2020-2021* (using use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	0	-231	0	0	-4,031	0	0	0
Abbey ward	0	0	0	0	-4,031	0	0	0
Battle ward	0	0	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	0	0	0
Kentwood ward	0	0	0	0	0	0	0	0
Mapledurham ward	0	0	0	0	0	0	0	0
Minster ward	0	0	0	0	0	0	0	0
Norcot ward	0	-231	0	0	0	0	0	0
Park ward	0	0	0	0	0	0	0	0
Peppard ward	0	0	0	0	0	0	0	0
Redlands ward	0	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	0	0
Central Reading (LP designation)	0	0	0	0	-4,031	0	0	0
Smaller Centres (LP designation)	0	0	0	0	0	0	0	0
Town Centres Sub-Total	0	0	0	0	-4031	0	0	0
South Reading (LP designation)	0	0	0	0	0	0	0	0
Core Employment Areas (LP designation)	0	0	0	0	0	0	0	0

* Permissions which have lapsed and are not counted in outstanding permissions. Sites where a similar alternative permission is still outstanding are not counted here.

5. COMPARISON WITH PREVIOUS YEARS

- 5.1 The following statistics give an indication of trends in the main classes of non-residential 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 15 and 16 show both the original and adjusted figures for 2002, with the original figures (comparable to the figures from previous years) in brackets.

EXISTING STOCK

- 5.3 Table 15 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 15: Floorspace stock by use class (sq m)

Year	Business, Industry, Professional and Financial Services (A2, B1 - 7)	Warehousing (B8)
1991	979,290	503,610
1992	994,230	503,190
1993	1,003,320	503,510
1994	1,001,190	501,830
1995	998,380	503,170
1996	994,990	496,510
1997	1,005,360	497,170
1998	982,580	496,370
1999	965,900	482,960
2000	963,430	494,490
2001	954,100	498,230
2002	1,029,480 (1,027,150)	492,240 (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
2021	808,397	571,174

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010, RBC 2011-2021

OUTSTANDING COMMITMENTS

- 5.4 Table 16 gives details of the amount of outstanding floorspace with planning permission whilst Table 17 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 16: Employment generating floorspace outstanding at March each year (net change in floorspace (sq m))

Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
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
2021	3,747	-1,085	245,286	455	-131

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2021

Table 17: Employment generating floorspace accepted in principle at March each year (net change in floorspace (sq m))

Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
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
2021	-322	-446	35,963	-11,917	77,264

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2021

NEW PERMISSIONS

5.5 Table 18 gives details of the amount of floorspace permitted in any particular year.

Table 18: Permissions for employment generating floorspace granted each year by use class (net change in floorspace (sq m))

Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
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
2010/11	2,700	40	-45,560	1,660	51,750
Total 2001-2011	-4,750	-3,880	189,020	-49,330	54,120
Annual Average	-475	-388	18,902	-4,933	5,412
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
2020/21	-4,531	269	-2,468	828	-1,428
Total 2011-2021	-18,132	-2,325	-51,868	-41,539	76,009
Annual Average	-1,813	-233	-5,187	-4,154	7,601

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2021

COMPLETIONS

5.6 Table 19 gives details of floorspace completed in any particular year.

Table 19: Employment generating floorspace completed each year by use class (net change in floorspace (sq m))

Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
2001/02	-9,370	220	76,110	-950	-5,990
2002/03	-4,470	-120	53,410	-42,860	-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
2010/11	2,770	-210	-44,050	560	3,850
Total 2001-2011	-1,810	2,430	74,780	-57,110	-29,910
Annual Average	-181	243	7,478	-5,711	-2,991
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
2020/21	-5,130	0	-3,942	-4,025	-10,237
Total 2011-2021	-41,058	-2,286	-112,101	-41,184	85,838
Annual Average	-4,106	-229	-11,210	-4,118	8,584

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2021

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