

# NON-RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2022

Information on the progress of non-residential development  
between 1 April 2021 and 31 March 2022 in Reading Borough

Published May 2022

SUMMARY VERSION



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**Reading**  
Borough Council

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## EXECUTIVE SUMMARY

This publication looks at commitments for non-residential development in Reading Borough at 31 March 2022. 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 2021 to 31 March 2022 using the use classes introduced in September 2020 are summarised in square metres below:

### Summary of figures for 2021-22 (use classes as of 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
B2	31,632	33,174	0	33,174	-10,343	22,831	-1,087	0
B8	-2,114	-3,222	-568	-3,790	77,161	73,371	586	573
C1	22,567	69,439	263	69,702	2,044	71,746	0	-190
C2	24,205	37,311	5,510	42,821	0	42,821	0	232
E	-54,176	165,090	-8,839	156,251	63,285	219,536	24,316	-2,975
F1	-311	6,115	2,755	8,870	1,100	9,970	-410	2,386
F2	-241	45,755	10,844	56,599	220	56,819	-1,034	0
SG	25,842	57,191	8,269	65,460	-99,163	-33,703	-14,286	2,517

In terms of new completions, many of the figures are relatively minor, with most use classes showing a net loss or a very small net gain. There has been a significant net gain in commercial uses (E), due to the completion of a large new office at Green Park. The largest loss was for storage and distribution (B8), with the largest development involving a change of use to B2. The significant loss of sui generis uses has been down to the demolition of a town centre multi-storey car park to allow for the Station Hill development.

In terms of development under construction, the largest gain is in local community space (F2) due to the developments of new swimming pools and leisure centres at Rivermead and Palmer Park. Many of the other changes are down to changes in use, with a change of use from an office (E) to a police headquarters (sui generis) underway, as well as a number of conversions from office to residential under permitted development rights.

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, local community and sui generis uses outstanding. In terms of new permissions this year, the largest single permission deals with Phases 2 and 3 of Station Hill, which would result in significant gains of C1, C2 and sui generis uses. There have also been two major permissions for new B2 industrial uses at Brunel Retail Park and at the former Berkshire Brewery bottling plant site on the A33 Relief Road, as well as a significant amount of new permissions for conversions of commercial offices to residential.

‘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. Soft commitments for commercial uses have been boosted this year by the proposal at 80 Caversham Road which would result in increases in office and retail. 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 offices (often due to conversion to residential) and retail (with losses for other town centre uses as well as demolition to facilitate redevelopment) and gain of storage and distribution floorspace. This year's figures reflect the trend for loss of retail and gain (albeit small) of storage and distribution, but a significant gain of office has occurred this year due to a single major development to bring the overall stock back to levels from around 7-8 years ago.

The use classes order was changed on 1<sup>st</sup> September 2020, new use classes E, F1 and F2 being introduced and a number of previous use classes being consolidated or removed. Since the majority of permissions monitored this year were granted before this change, it is also worth presenting the figures using the previous use classes. The key net figures for Reading Borough for the monitoring year 1 April 2021 to 31 March 2022 using the use classes existing prior to September 2020 are therefore summarised in square metres below:

**Summary of figures for 2021-22 (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	-17,232	-15,075	-88	-15,163	4,984	-10,179	-2,945	2,986
A2	-347	-48	-364	-412	-446	-858	-383	-233
A3	-241	2,645	1,770	4,415	-98	4,317	1,671	606
A4	0	209	191	400	0	400	-1,321	-251
A5	180	-67	113	46	-82	-36	100	0
B1	-34,805	168,743	-10,397	158,346	54,964	213,310	24,427	-6,334
B2	31,632	33,174	0	33,174	-10,343	22,831	-1,087	0
B8	-2,114	-3,222	-568	-3,790	77,161	73,371	586	573
C1	22,567	69,439	263	69,702	2,044	71,746	0	-190
C2	24,205	37,205	5,510	42,715	0	42,715	0	232
D1	-40	5,264	3,067	8,331	-226	8,105	-9	1,889
D2	-2,063	56,517	10,399	66,916	2,186	69,102	1,309	497
SG	25,662	56,069	8,338	64,407	-95,840	-31,433	-14,263	2,768

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](#).

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## 1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2022 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 2022, and what has been completed during the monitoring year (1 April 2021 to 31 March 2022).
- 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 2022;
  - Amount of floorspace (net) that was under construction at 31 March 2022;
  - Amount of floorspace (net) with permission that was outstanding at 31 March 2022 (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 2022 ('soft commitments');
  - Amount of floorspace (net) that has been completed between 1 April 2021 and 31 March 2022;
  - Amount of floorspace (net) newly permitted between 1 April 2021 and 31 March 2022; and
  - Amount of floorspace (net) for which planning permission had lapsed at 31 March 2022.
- 1.6 Two sets of summary tables are presented. The first set uses the use classes in operation at up to September 2020, 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 2022 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 2021 survey has been updated to 2022 in four stages:
1. Outstanding commitments at March 2021 were identified from the [2021 survey](#).
  2. Relevant planning permissions granted between 1 April 2021 and 31 March 2022 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 2022 as possible, during April and early May 2022. Site visits were supplemented by Council Tax and Building Control information where required.
  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 2021 to 31 March 2022, 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 2022:
- 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 1 September 2020, 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, whilst most of the outstanding commitments still use the old use classes, 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. Individual schedules for this year are presented for both sets of use classes. 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 the use classes applicable 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.

2.7 An outline of the previous use classes prior to September 2020 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.
- 2.8 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 (E), industrial (B2) and/or warehousing (B8) are usually attributed to the business and commercial use class (E), 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 E class 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. E (commercial, business and services) -200 sq m; F2 (local community) +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 given<sup>1</sup>. Reading's ward boundaries changed at the 2022 local elections, but the previous wards are used for this year's figures because they were still in place at the end of the monitoring year.
  - **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.

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<sup>1</sup> No figure for parishes is given, as Reading Borough has no parishes.

- 3.5 The tables are divided by status, and these are described below.
- 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 2022.
- 3.7 **Table 2** and **table 9** show the amount of net floorspace with planning permission that was under construction at 31 March 2022. This starts from the digging of footings and laying of foundations, and ends when work has completed<sup>2</sup>. 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 2022. 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 2022. 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 2021 and 31 March 2022. 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 2021 and 31 March 2022. Their purpose is to show where new sites are

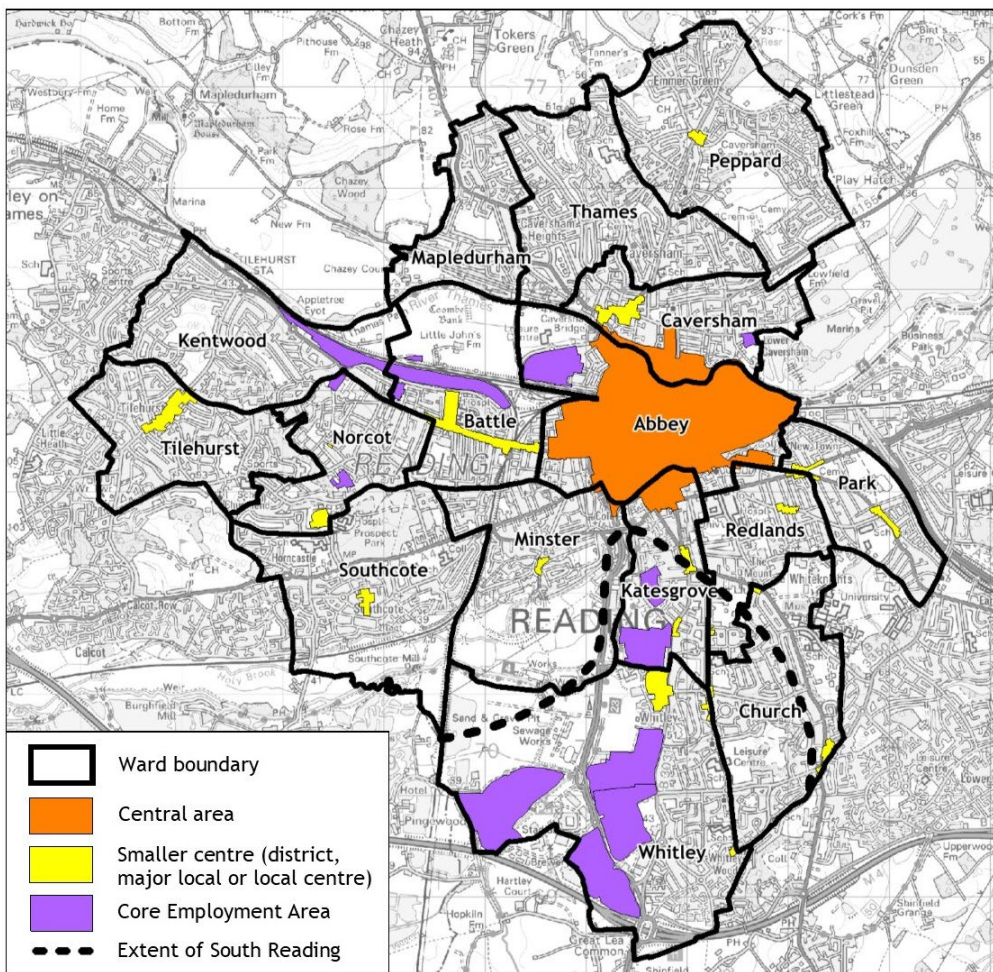
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<sup>2</sup> It should be noted that the definition of when construction has begun for these purposes may differ from the definition of whether a permission has been implemented for legal purposes.

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.

3.14 Table 7 and table 14 show the amount of net floorspace for which planning permission had lapsed between 1 April 2021 and 31 March 2022. 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 a number of permissions were extended into the beginning of this monitoring year.

Figure 1: Wards (up to May 2022) and development plan designations in Reading



## 4. SUMMARY TABLES

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2022 (SUMMARY)

**Table 1: Planning permissions (hard commitments) not started (use classes prior to 1 September 2020)**

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-15,075</b>	<b>-48</b>	<b>2,645</b>	<b>209</b>	<b>-67</b>	<b>168,743</b>	<b>33,174</b>	<b>-3,222</b>	<b>69,439</b>	<b>37,205</b>	<b>5,264</b>	<b>56,517</b>	<b>56,069</b>
Abbey ward	-611	-212	1,512	-519	97	83,133	1,019	-683	32,865	23,500	-223	-1,097	27,965
Battle ward	158	0	0	0	0	-917	1,328	-1,328	0	0	-474	-100	152
Caversham ward	501	0	524	0	0	673	0	0	0	0	-130	652	0
Church ward	0	164	0	0	-164	0	0	0	12,191	377	0	0	0
Katesgrove ward	-173	0	0	0	0	-2,253	719	0	-676	0	-230	0	439
Kentwood ward	0	0	0	0	0	0	1,123	0	0	0	0	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Minster ward	189	0	0	0	0	-3,420	0	322	0	298	116	0	-298
Norcot ward	0	0	0	0	0	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	0	0	-1,383	0	0	0	234	0	-85	-576
Peppard ward	0	0	0	0	0	0	0	0	0	0	0	-963	0
Redlands ward	0	0	0	0	0	0	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	0	0	0
Whitley ward	-15,139	0	469	728	0	93,128	28,985	-1,533	25,005	0	808	57,532	28,387
Central Reading (LP designation)	-784	-212	1,512	-519	97	81,582	0	-683	32,189	23,500	-453	6,923	27,817
Smaller Centres (LP designation)	703	164	524	0	-164	-1,488	0	0	0	0	-130	652	152
<b>Town Centres Sub-Total</b>	<b>-81</b>	<b>-48</b>	<b>2,036</b>	<b>-519</b>	<b>-67</b>	<b>80,094</b>	<b>0</b>	<b>-683</b>	<b>32,189</b>	<b>23,500</b>	<b>-583</b>	<b>7,575</b>	<b>27,969</b>
South Reading (LP designation)	-14,950	0	469	728	0	89,466	29,704	-1,533	25,005	0	808	57,532	27,791
Core Employment Areas (LP designation)	0	0	0	0	0	16,797	19,798	-2,756	0	0	808	899	0

READING BOROUGH COUNCIL - NON-RESIDENTIAL COMMITMENTS 2022 (SUMMARY)

**Table 2: Planning permissions (hard commitments) under construction (use classes prior to 1 September 2020)**

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-88</b>	<b>-364</b>	<b>1,770</b>	<b>191</b>	<b>113</b>	<b>-10,397</b>	<b>0</b>	<b>-568</b>	<b>263</b>	<b>5,510</b>	<b>3,067</b>	<b>10,399</b>	<b>8,338</b>
Abbey ward	-585	-239	1,770	191	113	-5,120	0	-719	0	0	1,793	6,232	1,491
Battle ward	132	-125	0	0	0	0	0	0	0	0	0	350	-171
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	-123	0	574
Katesgrove ward	0	0	0	0	0	-670	0	0	0	0	0	0	266
Kentwood ward	0	0	0	0	0	1,330	0	0	0	0	96	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Minster ward	0	0	0	0	0	-1,258	0	151	0	0	0	0	39
Norcot ward	0	0	0	0	0	28	0	0	0	0	452	0	0
Park ward	0	0	0	0	0	0	0	0	0	0	334	3,726	0
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	328	0	0	0
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	918	0	0
Whitley ward	365	0	0	0	0	-4,707	0	0	0	0	0	189	6,545
Central Reading (LP designation)	-585	-239	1,770	0	113	-5,386	0	0	0	0	1,793	182	1,757
Smaller Centres (LP designation)	132	-125	0	0	0	0	0	0	0	0	-403	0	-171
<b>Town Centres Sub-Total</b>	<b>-453</b>	<b>-364</b>	<b>1,770</b>	<b>0</b>	<b>113</b>	<b>-5,386</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,390</b>	<b>182</b>	<b>1,586</b>
South Reading (LP designation)	365	0	0	0	0	-5,965	0	0	0	0	0	189	6,545
Core Employment Areas (LP designation)	0	0	0	0	0	-3,377	0	-719	0	0	0	0	4,707



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**Table 3: Planning permissions (hard commitments) outstanding\* (use classes prior to 1 September 2020)**

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-15,163</b>	<b>-412</b>	<b>4,415</b>	<b>400</b>	<b>46</b>	<b>158,346</b>	<b>33,174</b>	<b>-3,790</b>	<b>69,702</b>	<b>42,715</b>	<b>8,331</b>	<b>66,916</b>	<b>64,407</b>
Abbey ward	-1,196	-451	3,282	-328	210	78,013	1,019	-1,402	32,865	23,500	1,570	5,135	29,456
Battle ward	290	-125	0	0	0	-917	1,328	-1,328	0	0	-474	250	-19
Caversham ward	501	0	524	0	0	673	0	0	0	0	-533	652	0
Church ward	0	164	0	0	-164	0	0	0	12,191	377	-123	0	574
Katesgrove ward	-173	0	0	0	0	-2,923	719	0	-676	0	-230	0	705
Kentwood ward	0	0	0	0	0	1,330	1,123	0	0	0	96	0	0
Mapledurham ward	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Minster ward	189	0	0	0	0	-4,678	0	473	0	298	116	0	-259
Norcot ward	0	0	0	0	0	28	0	0	0	0	4,264	0	0
Park ward	0	0	0	0	0	-1,383	0	0	0	234	334	3,641	-576
Peppard ward	0	0	0	0	0	0	0	0	0	5,182	0	-963	0
Redlands ward	0	0	0	0	0	0	0	0	-241	10,195	1,479	0	0
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	918	0	0
Whitley ward	-14,774	0	469	728	0	88,421	28,985	-1,533	25,005	0	808	57,721	34,932
Central Reading (LP designation)	-1,369	-451	3,282	-519	210	76,196	0	-683	32,189	23,500	1,340	7,105	29,574
Smaller Centres (LP designation)	835	39	524	0	-164	-1,488	0	0	0	0	-533	652	-19
<b>Town Centres Sub-Total</b>	<b>-534</b>	<b>-412</b>	<b>3,806</b>	<b>-519</b>	<b>46</b>	<b>74,708</b>	<b>0</b>	<b>-683</b>	<b>32,189</b>	<b>23,500</b>	<b>807</b>	<b>7,757</b>	<b>29,555</b>
South Reading (LP designation)	-14,585	0	469	728	0	83,501	29,704	-1,533	25,005	0	808	57,721	34,336
Core Employment Areas (LP designation)	0	0	0	0	0	13,420	19,798	-3,475	0	0	808	899	4,707

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

**Table 4: Developments without planning permission but accepted in principle (soft commitments)\* (use classes prior to 1 September 2020)**

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>4,984</b>	<b>-446</b>	<b>-98</b>	<b>0</b>	<b>-82</b>	<b>54,964</b>	<b>-10,343</b>	<b>77,161</b>	<b>2,044</b>	<b>0</b>	<b>-226</b>	<b>2,186</b>	<b>-95,840</b>
Abbey ward	13,082	-446	0	0	0	76,242	-4,469	-9,561	2,044	0	329	3,100	-77,172
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	922	0	-3,785
Norcot ward	1,545	0	-98	0	-82	0	0	0	0	0	409	95	3,367
Park ward	940	0	0	0	0	0	0	0	0	0	0	0	-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)	13,082	-446	0	0	0	75,440	-3,324	-9,561	2,044	0	329	3,100	-77,172
Smaller Centres (LP designation)	2,485	0	-98	0	-82	-19,900	0	-28,748	0	0	409	-3,146	4,692
<b>Town Centres Sub-Total</b>	<b>15,567</b>	<b>-446</b>	<b>-98</b>	<b>0</b>	<b>-82</b>	<b>55,540</b>	<b>-3,324</b>	<b>-38,309</b>	<b>2,044</b>	<b>0</b>	<b>738</b>	<b>-46</b>	<b>-72,480</b>
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

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**Table 5: Planning permissions (hard commitments) completed 2021-2022 (use classes prior to 1 September 2020)**

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-2,945</b>	<b>-383</b>	<b>1,671</b>	<b>-1,321</b>	<b>100</b>	<b>24,427</b>	<b>-1,087</b>	<b>586</b>	<b>0</b>	<b>0</b>	<b>-9</b>	<b>1,309</b>	<b>-14,263</b>
Abbey ward	-2,810	-272	1,264	-287	100	-4,420	-1,087	0	0	0	-294	1,880	-15,077
Battle ward	0	0	0	0	0	-160	0	0	0	0	0	0	-67
Caversham ward	0	0	0	0	0	0	0	0	0	0	-548	463	115
Church ward	-135	-111	135	0	0	0	0	0	0	0	0	0	200
Katesgrove ward	0	0	272	-546	0	1,051	0	-531	0	0	531	0	-651
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	2,072	0	0
Minster ward	0	0	0	0	0	0	0	-553	0	0	0	0	0
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	-1,034	818
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	0	0	-130	0	399
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	-511	0	0
Whitley ward	0	0	0	0	0	28,066	0	1,670	0	0	-1,670	0	0
Central Reading (LP designation)	-2,810	-272	1,536	-833	100	-4,158	-1,087	0	0	0	-294	1,880	-15,077
Smaller Centres (LP designation)	-135	-111	135	0	0	0	0	0	0	0	-548	-456	-194
<b>Town Centres Sub-Total</b>	<b>-2,945</b>	<b>-383</b>	<b>1,671</b>	<b>-833</b>	<b>100</b>	<b>-4,158</b>	<b>-1,087</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-842</b>	<b>1,424</b>	<b>-15,271</b>
South Reading (LP designation)	0	0	0	0	0	29,117	0	1,139	0	0	-1,139	0	-451
Core Employment Areas (LP designation)	0	0	0	0	0	29,117	0	1,139	0	0	-1,139	0	0

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**Table 6: Planning permissions (hard commitments) permitted during 2021-2022\* (use classes prior to 1 September 2020)**

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>-17,232</b>	<b>-347</b>	<b>-241</b>	<b>0</b>	<b>180</b>	<b>-34,805</b>	<b>31,632</b>	<b>-2,114</b>	<b>22,567</b>	<b>24,205</b>	<b>-40</b>	<b>-2,063</b>	<b>25,662</b>
Abbey ward	-3,063	-347	18	0	180	-26,715	1,019	-1,402	23,500	23,500	983	-4,170	26,441
Battle ward	158	0	0	0	0	0	1,628	-1,628	0	0	0	0	-194
Caversham ward	0	0	0	0	0	-310	0	0	0	0	-678	463	115
Church ward	0	0	0	0	0	0	0	0	0	377	0	0	0
Katesgrove ward	0	0	0	0	0	331	0	-531	-933	0	531	0	-1,247
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	189	0	0	0	0	-3,420	0	306	0	0	116	0	0
Norcot ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Park ward	0	0	0	0	0	0	0	0	0	0	0	2,607	363
Peppard ward	0	0	0	0	0	0	0	0	0	0	0	-963	0
Redlands ward	0	0	0	0	0	0	0	0	0	328	-130	0	184
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	-14,516	0	-259	0	0	-4,691	28,985	1,141	0	0	-862	0	0
Central Reading (LP designation)	-3,063	-347	18	0	180	-26,109	0	-683	22,567	23,500	983	-2,200	26,441
Smaller Centres (LP designation)	0	0	0	0	0	-310	0	0	0	0	-678	-456	-194
<b>Town Centres Sub-Total</b>	<b>-3,063</b>	<b>-347</b>	<b>18</b>	<b>0</b>	<b>180</b>	<b>-26,419</b>	<b>0</b>	<b>-683</b>	<b>22,567</b>	<b>23,500</b>	<b>305</b>	<b>-2,656</b>	<b>26,247</b>
South Reading (LP designation)	-14,327	0	-259	0	0	-7,664	28,985	610	0	0	-331	0	-1,247
Core Employment Areas (LP designation)	0	0	0	0	0	-4,691	18,256	-1,737	0	0	-331	0	0

\* This does not include permissions that are similar to proposals outstanding at 31 March 2021 on the same site

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**Table 7: Planning permissions (hard commitments) lapsed during 2021-2022\* (use classes prior to 1 September 2020)**

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
<b>Reading Borough Total</b>	<b>2,986</b>	<b>-233</b>	<b>606</b>	<b>-251</b>	<b>0</b>	<b>-6,334</b>	<b>0</b>	<b>573</b>	<b>-190</b>	<b>232</b>	<b>1,889</b>	<b>497</b>	<b>2,768</b>
Abbey ward	-1,032	-233	1,049	-251	0	-1,558	0	243	-190	0	0	497	22
Battle ward	0	0	0	0	0	270	0	0	0	0	0	0	0
Caversham ward	110	0	-443	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	-2,418	0	0	0	0	0	0	-100
Kentwood ward	0	0	0	0	0	0	0	0	0	232	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	186	0	0	0	0	0	0	0
Norcot ward	3,908	0	0	0	0	0	0	0	0	0	0	0	188
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	-156	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	1,889	0	0
Whitley ward	0	0	0	0	0	-2,658	0	330	0	0	0	0	2,658
Central Reading (LP designation)	-1,032	-233	1,049	-251	0	-2,077	0	0	-190	0	0	497	415
Smaller Centres (LP designation)	4,018	0	-443	0	0	0	0	0	0	0	0	0	0
<b>Town Centres Sub-Total</b>	<b>2,986</b>	<b>-233</b>	<b>606</b>	<b>-251</b>	<b>0</b>	<b>-2,077</b>	<b>0</b>	<b>0</b>	<b>-190</b>	<b>0</b>	<b>0</b>	<b>497</b>	<b>415</b>
South Reading (LP designation)	0	0	0	0	0	-4,557	0	330	0	0	0	0	2,658
Core Employment Areas (LP designation)	0	0	0	0	0	-4,287	0	573	0	0	0	0	2,415

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

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**Table 8: Planning permissions (hard commitments) not started (use classes from 1<sup>st</sup> September 2020)**

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
<b>Reading Borough Total</b>	<b>33,174</b>	<b>-3,222</b>	<b>69,439</b>	<b>37,311</b>	<b>165,090</b>	<b>6,115</b>	<b>45,755</b>	<b>57,191</b>
Abbey ward	1,019	-683	32,865	23,500	90,522	0	-8,020	27,543
Battle ward	1,328	-1,328	0	0	-1,233	-100	0	152
Caversham ward	0	0	0	0	1,568	0	0	652
Church ward	0	0	12,191	377	-164	0	0	164
Katesgrove ward	719	0	-676	0	-2,704	0	48	439
Kentwood ward	1,123	0	0	0	0	0	0	0
Mapledurham ward	0	0	0	3,300	0	0	0	0
Minster ward	0	322	0	298	-3,231	116	0	-298
Norcot ward	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	234	-1,468	0	0	-576
Peppard ward	0	0	0	0	0	0	-963	0
Redlands ward	0	0	0	9,867	0	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	0	0	0
Whitley ward	28,985	-1,533	25,005	0	81,717	808	54,273	29,115
Central Reading (LP designation)	0	-683	32,189	23,500	88,520	0	48	27,395
Smaller Centres (LP designation)	0	0	0	0	-555	0	0	968
<b>Town Centres Sub-Total</b>	<b>0</b>	<b>-683</b>	<b>32,189</b>	<b>23,500</b>	<b>87,965</b>	<b>0</b>	<b>48</b>	<b>28,363</b>
South Reading (LP designation)	29,704	-1,533	25,005	0	78,244	808	54,273	28,519
Core Employment Areas (LP designation)	19,798	-2,756	0	0	17,696	808	0	0

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**Table 9: Planning permissions (hard commitments) under construction (use classes from 1<sup>st</sup> September 2020)**

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
<b>Reading Borough Total</b>	<b>0</b>	<b>-568</b>	<b>263</b>	<b>5,510</b>	<b>-8,839</b>	<b>2,755</b>	<b>10,844</b>	<b>8,269</b>
Abbey ward	0	-719	0	0	-3,686	1,487	6,050	1,795
Battle ward	0	0	0	0	7	350	0	-171
Caversham ward	0	0	0	0	-403	0	0	0
Church ward	0	0	0	0	-123	0	0	574
Katesgrove ward	0	0	0	0	-670	0	0	266
Kentwood ward	0	0	0	0	1,330	0	96	0
Mapledurham ward	0	0	0	0	0	0	0	0
Minster ward	0	151	0	0	-1,258	0	0	39
Norcot ward	0	0	0	0	-158	0	638	0
Park ward	0	0	0	0	0	0	4,060	0
Peppard ward	0	0	0	5,182	0	0	0	0
Redlands ward	0	0	-241	328	0	0	0	0
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	918	0	0
Whitley ward	0	0	0	0	-3,780	0	0	6,172
Central Reading (LP designation)	0	0	0	0	-3,952	1,487	0	1,870
Smaller Centres (LP designation)	0	0	0	0	-396	0	0	-171
<b>Town Centres Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-4,348</b>	<b>1,487</b>	<b>0</b>	<b>1,699</b>
South Reading (LP designation)	0	0	0	0	-5,038	0	0	6,172
Core Employment Areas (LP designation)	0	-719	0	0	-3,377	0	0	4,707

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**Table 10: Planning permissions (hard commitments) outstanding\* (use classes from 1<sup>st</sup> September 2020)**

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
<b>Reading Borough Total</b>	<b>33,174</b>	<b>-3,790</b>	<b>69,702</b>	<b>42,821</b>	<b>156,251</b>	<b>8,870</b>	<b>56,599</b>	<b>65,460</b>
Abbey ward	1,019	-1,402	32,865	23,500	86,836	1,487	-1,970	29,338
Battle ward	1,328	-1,328	0	0	-1,226	250	0	-19
Caversham ward	0	0	0	0	1,165	0	0	652
Church ward	0	0	12,191	377	-287	0	0	738
Katesgrove ward	719	0	-676	0	-3,374	0	48	705
Kentwood ward	1,123	0	0	0	1,330	0	96	0
Mapledurham ward	0	0	0	3,300	0	0	0	0
Minster ward	0	473	0	298	-4,489	116	0	-259
Norcot ward	0	0	0	0	-158	3,812	638	0
Park ward	0	0	0	234	-1,468	0	4,060	-576
Peppard ward	0	0	0	5,182	0	0	-963	0
Redlands ward	0	0	-241	10,195	0	1,479	0	0
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	918	0	0
Whitley ward	28,985	-1,533	25,005	0	77,937	808	54,273	35,287
Central Reading (LP designation)	0	-683	32,189	23,500	84,568	1,487	48	29,265
Smaller Centres (LP designation)	0	0	0	0	-951	0	0	797
<b>Town Centres Sub-Total</b>	<b>0</b>	<b>-683</b>	<b>32,189</b>	<b>23,500</b>	<b>83,617</b>	<b>1,487</b>	<b>48</b>	<b>30,062</b>
South Reading (LP designation)	29,704	-1,533	25,005	0	73,206	808	54,273	34,691
Core Employment Areas (LP designation)	19,798	-3,475	0	0	14,319	808	0	4,707

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



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**Table 11: Developments without planning permission but accepted in principle (soft commitments)\* (use classes from 1<sup>st</sup> September 2020)**

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
<b>Reading Borough Total</b>	<b>-10,343</b>	<b>77,161</b>	<b>2,044</b>	<b>0</b>	<b>63,285</b>	<b>1,100</b>	<b>220</b>	<b>-99,163</b>
Abbey ward	-4,469	-9,561	2,044	0	91,009	1,100	198	-77,172
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	922	0	0	-3,785
Norcot ward	0	0	0	0	1,951	0	0	3,285
Park ward	0	0	0	0	940	0	0	-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	-19,441	0	442	-4,637
Central Reading (LP designation)	-3,324	-9,561	2,044	0	90,207	1,100	198	-77,172
Smaller Centres (LP designation)	0	-28,748	0	0	-17,009	0	0	1,369
<b>Town Centres Sub-Total</b>	<b>-3,324</b>	<b>-38,309</b>	<b>2,044</b>	<b>0</b>	<b>73,198</b>	<b>1,100</b>	<b>198</b>	<b>-75,803</b>
South Reading (LP designation)	-5,131	86,722	0	0	-29,102	0	442	-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

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**Table 12: Planning permissions (hard commitments) completed 2021-2022 (use classes from 1<sup>st</sup> September 2020)**

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
<b>Reading Borough Total</b>	<b>-1,087</b>	<b>586</b>	<b>0</b>	<b>0</b>	<b>24,316</b>	<b>-410</b>	<b>-1,034</b>	<b>-14,286</b>
Abbey ward	-1,087	0	0	0	-5,556	-294	0	-14,066
Battle ward	0	0	0	0	-160	0	0	-67
Caversham ward	0	0	0	0	463	-548	0	115
Church ward	0	0	0	0	-111	0	0	200
Katesgrove ward	0	-531	0	0	1,854	0	0	-1,197
Kentwood ward	0	0	0	0	0	0	0	0
Mapledurham ward	0	0	0	0	0	2,072	0	0
Minster ward	0	-553	0	0	0	0	0	0
Norcot ward	0	0	0	0	-110	0	0	0
Park ward	0	0	0	0	0	541	-1,034	818
Peppard ward	0	0	0	0	0	0	0	-488
Redlands ward	0	0	0	0	-130	0	0	399
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	-511	0	0
Whitley ward	0	1,670	0	0	28,066	-1,670	0	0
Central Reading (LP designation)	-1,087	0	0	0	-5,022	-294	0	-14,612
Smaller Centres (LP designation)	0	0	0	0	467	-548	-1,034	-194
<b>Town Centres Sub-Total</b>	<b>-1,087</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-4,555</b>	<b>-842</b>	<b>-1,034</b>	<b>-14,806</b>
South Reading (LP designation)	0	1,139	0	0	29,648	-1,670	0	-451
Core Employment Areas (LP designation)	0	1,139	0	0	29,648	-1,670	0	0

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**Table 13: Planning permissions (hard commitments) permitted during 2021-2022\* (use classes from 1<sup>st</sup> September 2020)**

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
<b>Reading Borough Total</b>	<b>31,632</b>	<b>-2,114</b>	<b>22,567</b>	<b>24,205</b>	<b>-54,176</b>	<b>-311</b>	<b>-241</b>	<b>25,842</b>
Abbey ward	1,019	-1,402	23,500	23,500	-32,307	983	-1,970	26,621
Battle ward	1,628	-1,628	0	0	158	0	0	-194
Caversham ward	0	0	0	0	23	-548	0	115
Church ward	0	0	0	377	0	0	0	0
Katesgrove ward	0	-531	-933	0	862	0	0	-1,247
Kentwood ward	0	0	0	0	0	0	0	0
Mapledurham ward	0	0	0	0	0	0	0	0
Minster ward	0	306	0	0	-3,231	116	0	0
Norcot ward	0	0	0	0	0	0	0	0
Park ward	0	0	0	0	-85	0	2,692	363
Peppard ward	0	0	0	0	0	0	-963	0
Redlands ward	0	0	0	328	-130	0	0	184
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	28,985	1,141	0	0	-19,466	-862	0	0
Central Reading (LP designation)	0	-683	22,567	23,500	-31,701	983	0	26,621
Smaller Centres (LP designation)	0	0	0	0	138	-548	-1,034	-194
<b>Town Centres Sub-Total</b>	<b>0</b>	<b>-683</b>	<b>22,567</b>	<b>23,500</b>	<b>-31,563</b>	<b>435</b>	<b>-1,034</b>	<b>26,427</b>
South Reading (LP designation)	28,985	610	0	0	-21,719	-862	0	-1,247
Core Employment Areas (LP designation)	18,256	-1,737	0	0	-4,160	-862	0	0

\* This does not include permissions that are similar to proposals outstanding at 31 March 2021 on the same site

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**Table 14: Planning permissions (hard commitments) lapsed during 2021-2022\* (use classes from 1<sup>st</sup> September 2020)**

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
<b>Reading Borough Total</b>	<b>0</b>	<b>573</b>	<b>-190</b>	<b>232</b>	<b>-2,975</b>	<b>2,386</b>	<b>0</b>	<b>2,517</b>
Abbey ward	0	243	-190	0	-1,774	497	0	-229
Battle ward	0	0	0	0	270	0	0	0
Caversham ward	0	0	0	0	-333	0	0	0
Church ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	-2,418	0	0	-100
Kentwood ward	0	0	0	232	0	0	0	0
Mapledurham ward	0	0	0	0	0	0	0	0
Minster ward	0	0	0	0	186	0	0	0
Norcot ward	0	0	0	0	3,908	0	0	188
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	-156	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	1,889	0	0
Whitley ward	0	330	0	0	-2,658	0	0	2,658
Central Reading (LP designation)	0	0	-190	0	-2,293	497	0	164
Smaller Centres (LP designation)	0	0	0	0	3,575	0	0	0
<b>Town Centres Sub-Total</b>	<b>0</b>	<b>0</b>	<b>-190</b>	<b>0</b>	<b>1,282</b>	<b>497</b>	<b>0</b>	<b>164</b>
South Reading (LP designation)	0	330	0	0	-4,557	0	0	2,658
Core Employment Areas (LP designation)	0	573	0	0	-4,287	0	0	2,415

\* 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 These figures use the use classes existing prior to September 2020, because the changes in the new use classes order would make any historical comparison very difficult. This is one of the reasons that continuing to collect information under old use classes is useful.
- 5.3 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

- 5.4 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

Year	Business, Industry, Professional and Financial Services (A2, B1 - 7)	Warehousing (B8)
2018	810,159	580,805
2019	814,563	582,110
2020	816,364	581,411
2021	808,397	571,174
2022	828,792	571,760

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010, RBC 2011-2022

## OUTSTANDING COMMITMENTS

5.5 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)
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
2022	-15,163	-412	158,346	33,174	-3,790

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2022

**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)
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

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Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
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
2022	4,984	-446	54,964	-10,343	77,161

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2022

## NEW PERMISSIONS

5.6 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)
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
2011/12	8,910	-550	92,630	-58,270	83,090
<b>Total 2002-2012</b>	<b>14,850</b>	<b>-4,570</b>	<b>262,130</b>	<b>-59,340</b>	<b>135,000</b>
<b>Annual Average</b>	<b>1,485</b>	<b>-457</b>	<b>26,213</b>	<b>-5,934</b>	<b>13,500</b>
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
2021/22	-17,232	-347	-34,805	31,632	-2,114
<b>Total 2012-2022</b>	<b>-44,274</b>	<b>-2,122</b>	<b>-179,303</b>	<b>48,363</b>	<b>-9,195</b>
<b>Annual Average</b>	<b>-4,427</b>	<b>-212</b>	<b>-17,930</b>	<b>4,836</b>	<b>-920</b>

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2022

## COMPLETIONS

5.7 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)
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
2011/12	80	0	-13,690	-59,610	-920
<b>Total 2002-2012</b>	<b>7,640</b>	<b>2,210</b>	<b>-15,020</b>	<b>-115,770</b>	<b>-24,840</b>
<b>Annual Average</b>	<b>764</b>	<b>221</b>	<b>-1,502</b>	<b>-11,577</b>	<b>-2,484</b>
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
2021/22	-2,945	-383	24,427	-1,087	586
<b>Total 2012-2022</b>	<b>-44,083</b>	<b>-2,669</b>	<b>-73,984</b>	<b>17,339</b>	<b>87,344</b>
<b>Annual Average</b>	<b>-4,408</b>	<b>-267</b>	<b>-7,398</b>	<b>-1,734</b>	<b>8,734</b>

Source: Planning Commitments for Employment Uses, JSPU 2002-2010, RBC 2011-2022



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