

NON-RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2023

**Information on the progress of non-residential development
between 1 April 2022 and 31 March 2023 in Reading Borough**

Published May 2023

SUMMARY VERSION



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EXECUTIVE SUMMARY

This publication looks at commitments for non-residential development in Reading Borough at 31 March 2023. 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 2022 to 31 March 2023 using the use classes introduced in September 2020 are summarised in square metres below:

Summary of figures for 2022-23 (use classes as of September 2020) (sq m)

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	-4,181	29,579	0	29,579	-8,939	20,640	-586	0
B8	0	322	0	322	77,264	77,586	-3,213	-899
C1	-259	60,074	692	60,766	10,347	71,113	-500	9,365
C2	357	39,751	328	40,079	1,267	41,346	3,047	106
E	18,740	161,932	21,077	183,009	35,546	218,555	-7,115	-6,202
F1	11,980	4,636	16,487	21,123	1,100	22,223	-273	0
F2	-692	45,905	6,432	52,337	22	52,359	3,570	0
SG	-5,670	39,703	15,652	55,355	-89,536	-34,181	5,535	-1,095

In terms of new completions, the largest single change is a significant decrease in commercial uses (E), in part due to the ongoing effect of loss of office floorspace through permitted development rights. There has also been a significant loss of storage and distribution (B8), mainly through changes of use of premises on industrial estates to other employment uses. There have also been particular gains of residential care (C2) through the completion of a new care home on Henley Road, local community use (F2) through the opening of a new swimming pool at Palmer Park and sui generis use relating to a large vehicle workshop on Worton Grange.

In terms of development under construction, the largest single development is Phase 2 of Station Hill consisting mainly of commercial (E) floorspace in the form of a tall office building, although there is also a significant gain of sui generis floorspace. The gain in E class floorspace at Station Hill however continues to be partly offset by losses through permitted development rights. There is also a significant gain in learning and non-residential institutions, primarily associated with the construction of a new secondary school at Cow Lane.

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 permissions are at 80 Caversham Road, a large mixed-use town centre site with a considerable commercial element, and the new secondary school at Cow Lane.

'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. The most significant new soft commitments this year have been for hotel (C1) use at two neighbouring sites on Friar Street.

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 offices, but there has also been an overall loss of storage and distribution floorspace.

The use classes order was changed on 1st 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 2022 to 31 March 2023 using the use classes existing prior to September 2020 are therefore summarised in square metres below:

Summary of figures for 2022-23 (use classes prior to September 2020) (sq m)

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	2,046	-10,917	758	-10,159	260	-9,899	-693	-2,778
A2	-808	-1,152	-148	-1,300	-446	-1,746	-531	135
A3	-404	1,552	1,795	3,347	-394	2,953	114	462
A4	0	728	0	728	-260	468	191	-519
A5	0	261	0	261	-82	179	113	0
B1	15,361	169,524	19,363	188,887	34,385	223,272	-7,498	-8,296
B2	-4,181	29,579	0	29,579	-10,090	19,489	-586	0
B8	0	322	0	322	77,264	77,586	-3,213	-899
C1	-259	60,074	692	60,766	10,347	71,113	-500	9,365
C2	357	39,751	328	40,079	1,267	41,346	3,047	0
D1	13,373	5,999	15,364	21,363	-1,413	19,950	507	-117
D2	566	48,225	6,491	54,716	944	55,660	4,283	4,498
SG	-5,779	37,956	16,025	53,981	-84,711	-30,730	5,228	-576

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 -

1. INTRODUCTION AND BACKGROUND

- 1.1 This document summarises the results of the 2023 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 2023, and what has been completed during the monitoring year (1 April 2022 to 31 March 2023).
- 1.3 Surveys of employment commitments have been produced annually for the Berkshire area for decades. Up until 2010 this information was collected and published for Reading by the Berkshire Unitary Authorities' Joint Strategic Planning Unit (JSPU). However, the responsibility for monitoring of commitments was transferred to Reading Borough Council early in 2011.
- 1.4 The notes in the sections 1 to 3 of this report explain the background to the non-residential commitments, the methodology involved in carrying out the survey and how to use the schedules.
- 1.5 Section 4 contains the summary tables. These provide the following:
 - Amount of floorspace (net) with planning permission that had not been started at 31 March 2023;
 - Amount of floorspace (net) that was under construction at 31 March 2023;
 - Amount of floorspace (net) with permission that was outstanding at 31 March 2023 (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 2023 ('soft commitments');
 - Amount of floorspace (net) that has been completed between 1 April 2022 and 31 March 2023;
 - Amount of floorspace (net) newly permitted between 1 April 2022 and 31 March 2023; and
 - Amount of floorspace (net) for which planning permission had lapsed at 31 March 2023.
- 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 2023 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 2022 survey has been updated to 2023 in four stages:
1. Outstanding commitments at March 2022 were identified from the [2022 survey](#).
 2. Relevant planning permissions granted between 1 April 2022 and 31 March 2023 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 2023 as possible, during April and early May 2023. 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 2022 to 31 March 2023, are listed in this report, but will be omitted next year. The floorspace figures applicable to lapsed permissions are not included in the summary tables of outstanding commitments but are accumulated separately in Tables 7 and 14.
- 2.3 Sites which have any of the following characteristics are included in both this document and the Residential Commitments document at March 2023:
- 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 many of the outstanding commitments still use the old use classes, the two sets of information are presented, 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 recorded in the schedules if the net change in floorspace in a use class is at least 100 sq m. They are classified into one or a combination of the site uses explained above, usually based on the information on planning application forms or any more recent submitted information.
- 2.9 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 given¹. Reading's ward boundaries changed at the 2022 local elections and the new wards are used for these purposes from this year onwards. Please note that, even where ward names have not changed, boundaries have generally been amended so the ward totals cannot be compared to previous years.
- **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.

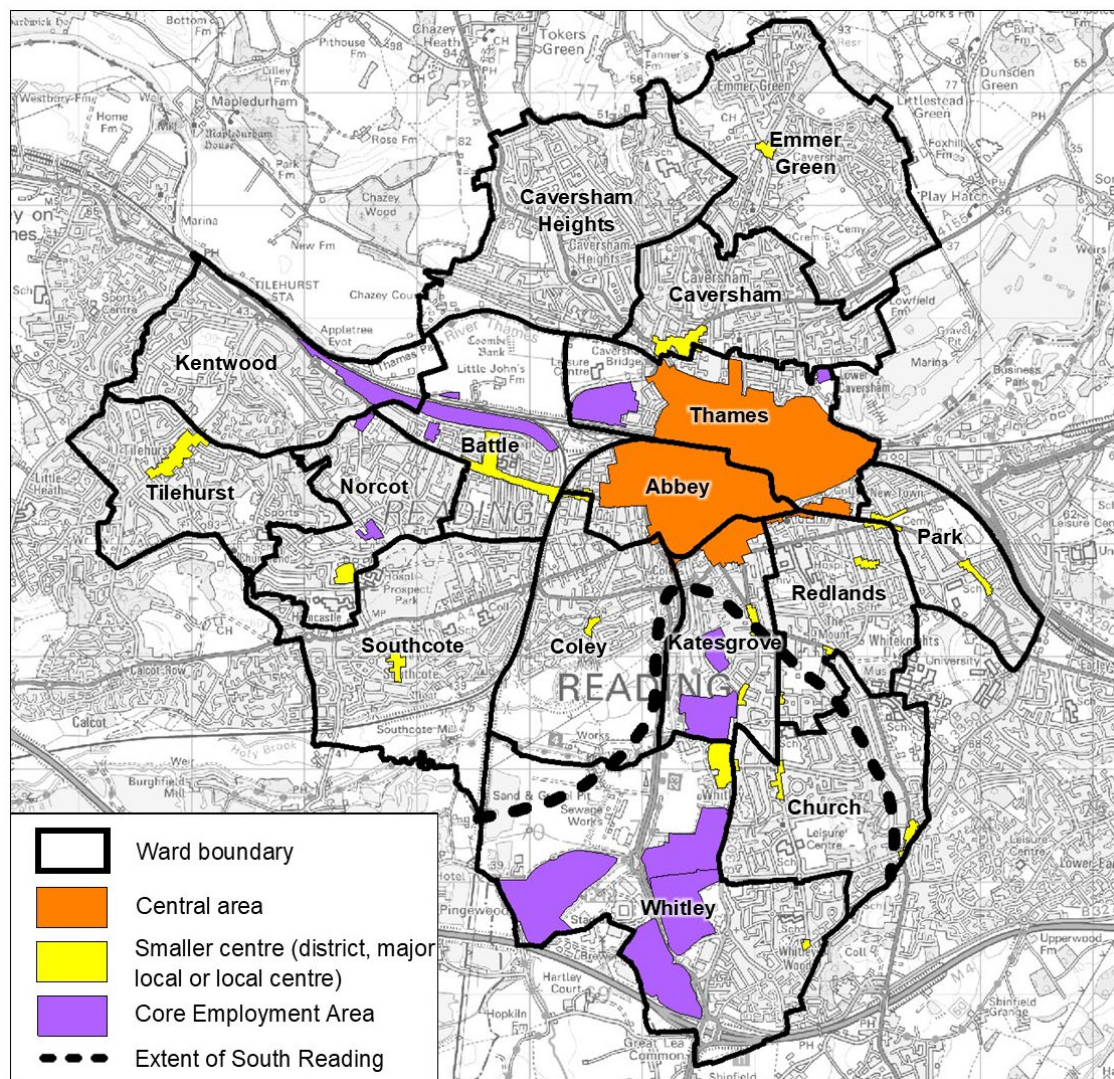
¹ No figure for parishes is given, as Reading Borough has no parishes.

- 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 2023.
- 3.7 **Table 2** and **table 9** show the amount of net floorspace with planning permission that was under construction at 31 March 2023. 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 2023. 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’. 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 2023. 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 schedules where there is a basis for their estimation – either a loss of existing floorspace (usually estimated on the basis of mapping information) or where a floorspace figure is set out in the allocation. The allocation usually quotes a range of floorspaces, and where this is the case the higher figure is used.
- 3.11 The inclusion of such soft commitment sites in the document 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 2022 and 31 March 2023. 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 2022 and 31 March 2023. 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 2022 and 31 March 2023. 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.

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



4. SUMMARY TABLES

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

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-10,917	-1,152	1,552	728	261	169,524	29,579	322	60,074	39,751	5,999	48,225	37,956
Abbey ward	687	-988	401	0	97	66,969	0	0	23,500	23,500	-426	4,419	21,844
Battle ward	158	0	0	0	0	370	0	0	0	0	120	-100	-801
Caversham ward	501	0	524	0	0	-500	0	0	0	0	-130	1,069	0
Caversham Heights ward	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Church ward	0	0	0	0	0	0	0	0	0	431	0	0	0
Coley ward	0	0	0	0	0	-2,946	0	322	0	298	1,038	0	-972
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	-963	0
Katesgrove ward	-173	0	0	0	0	-570	0	0	-676	0	0	0	59
Kentwood ward	0	0	0	0	0	0	1,123	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	0	0	-2,186	0	0	0	388	0	0	0
Redlands ward	0	-164	0	0	164	-896	0	0	12,191	9,867	0	0	0
Southcote ward	0	0	140	0	0	0	0	0	54	1,967	0	0	0
Thames ward	1,752	0	18	0	0	16,155	0	0	0	0	777	-8,020	-10,561
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	-13,842	0	469	728	0	93,128	28,456	0	25,005	0	808	51,820	28,387
Central Reading (LP designation)	2,266	-988	419	0	97	81,009	0	0	22,824	23,500	351	4,419	11,338
Smaller Centres (LP designation)	703	-164	524	0	164	-310	0	0	0	0	-10	652	-801
Town Centres Sub-Total	2,969	-1,152	943	0	261	80,699	0	0	22,824	23,500	341	5,071	10,537
South Reading (LP designation)	-13,842	0	469	728	0	89,708	28,456	0	25,005	0	808	51,820	28,238
Core Employment Areas (LP designation)	0	0	0	0	0	17,813	16,203	0	0	0	808	0	0

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

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	758	-148	1,795	0	0	19,363	0	0	692	328	15,364	6,491	16,025
Abbey ward	172	-148	1,382	0	0	33,932	0	0	0	0	1,487	0	7,661
Battle ward	0	0	0	0	0	-917	0	0	0	0	0	350	152
Caversham ward	0	0	0	0	0	-594	0	0	0	0	-403	0	0
Caversham Heights 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	920	0	2,017
Coley ward	189	0	-88	0	0	0	0	0	188	0	-474	0	0
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	-2,161	0	0	0	0	-230	0	1,301
Kentwood 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	0	0	0	0	0	0	0	0	0	0	334	0	0
Redlands ward	0	0	0	0	0	0	0	0	0	328	1,479	0	220
Southcote ward	0	0	0	0	0	0	0	0	504	0	0	-98	-406
Thames ward	397	0	501	0	0	-6,190	0	0	0	0	11,333	6,050	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	918	0	0
Whitley ward	0	0	0	0	0	-4,707	0	0	0	0	0	189	5,080
Central Reading (LP designation)	569	-148	1,883	0	0	25,581	0	0	0	0	1,257	0	7,698
Smaller Centres (LP designation)	0	0	-88	0	0	0	0	0	188	0	-403	0	152
Town Centres Sub-Total	569	-148	1,795	0	0	25,581	0	0	188	0	854	0	7,850
South Reading (LP designation)	189	0	0	0	0	-4,707	0	0	0	0	0	189	6,743
Core Employment Areas (LP designation)	0	0	0	0	0	-5,624	0	0	0	0	0	0	4,707

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

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-10,159	-1,300	3,347	728	261	188,887	29,579	322	60,766	40,079	21,363	54,716	53,981
Abbey ward	859	-1,136	1,783	0	97	100,901	0	0	23,500	23,500	1,061	4,419	29,505
Battle ward	158	0	0	0	0	-547	0	0	0	0	120	250	-649
Caversham ward	501	0	524	0	0	-1,094	0	0	0	0	-533	1,069	0
Caversham Heights ward	0	0	0	0	0	0	0	0	0	3,300	0	0	0
Church ward	0	0	0	0	0	0	0	0	0	431	920	0	2,017
Coley ward	189	0	-88	0	0	-2,946	0	322	188	298	564	0	-972
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	-963	0
Katesgrove ward	-173	0	0	0	0	-2,731	0	0	-676	0	-230	0	1,360
Kentwood ward	0	0	0	0	0	0	1,123	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	0	0	-2,186	0	0	0	388	334	0	0
Redlands ward	0	-164	0	0	164	-896	0	0	12,191	10,195	1,479	0	220
Southcote ward	0	0	140	0	0	0	0	0	558	1,967	0	-98	-406
Thames ward	2,149	0	519	0	0	9,965	0	0	0	0	12,110	-1,970	-10,561
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	918	0	0
Whitley ward	-13,842	0	469	728	0	88,421	28,456	0	25,005	0	808	52,009	33,467
Central Reading (LP designation)	2,835	-1,136	2,302	0	97	106,590	0	0	22,824	23,500	1,608	4,419	19,036
Smaller Centres (LP designation)	703	-164	436	0	164	-310	0	0	188	0	-413	652	-649
Town Centres Sub-Total	3,538	-1,300	2,738	0	261	106,280	0	0	23,012	23,500	1,195	5,071	18,387
South Reading (LP designation)	-13,653	0	469	728	0	85,001	28,456	0	25,005	0	808	52,009	34,981
Core Employment Areas (LP designation)	0	0	0	0	0	12,189	16,203	0	0	0	808	0	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) (sq m)

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	260	-446	-394	-260	-82	34,385	-10,090	77,264	10,347	1,267	-1,413	944	-84,711
Abbey ward	24,278	-446	-296	-260	0	1,885	-1,121	-1,825	10,347	1,267	64	0	-35,904
Battle ward	-922	0	0	0	0	0	-743	0	0	0	0	0	-1,521
Caversham ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Caversham Heights 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
Coley ward	0	0	0	0	0	0	0	0	0	0	0	0	-128
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	-12,770
Katesgrove ward	-10,067	0	0	0	0	-802	-7,831	-530	0	0	0	-1,242	-2,797
Kentwood ward	0	0	0	0	0	0	0	0	0	0	0	0	-582
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
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	-15,514	0	0	0	0	53,778	-3,095	-7,633	0	0	0	3,100	-30,999
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)	8,764	-446	-296	-260	0	54,861	-3,071	-9,458	10,347	1,267	64	1,858	-66,903
Smaller Centres (LP designation)	2,485	0	-98	0	-82	-19,900	0	-28,748	0	0	409	-3,146	4,692
Town Centres Sub-Total	11,249	-446	-394	-260	-82	34,961	-3,071	-38,206	10,347	1,267	473	-1,288	-62,211
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 2022-2023 (use classes prior to 1 September 2020) (sq m)

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-693	-531	114	191	113	-7,498	-586	-3,213	-500	3,047	507	4,283	5,228
Abbey ward	-1,190	-406	114	0	113	-5,803	0	-683	0	0	0	0	-91
Battle ward	132	-125	0	0	0	0	1,328	-1,328	0	0	0	0	-171
Caversham ward	0	0	0	0	0	0	0	0	0	-371	0	0	0
Caversham Heights 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	-396	0	0
Coley ward	0	0	0	0	0	-1,258	0	151	0	0	0	0	-530
Emmer Green ward	0	0	0	0	0	0	0	0	0	5,182	0	0	0
Katesgrove ward	0	0	0	0	0	210	719	0	0	0	0	0	-179
Kentwood ward	0	0	0	0	0	-20	0	0	0	0	96	1,350	280
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	-259	0	0	3,641	281
Redlands ward	0	0	0	0	0	0	0	0	-241	-1,764	0	0	0
Southcote ward	0	0	0	0	0	0	0	0	0	0	0	0	569
Thames ward	0	0	0	191	0	-655	1,019	-719	0	0	355	-708	425
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	365	0	0	0	0	0	-3,652	-634	0	0	0	0	4,644
Central Reading (LP designation)	-1,190	-406	114	0	113	-5,907	0	-683	0	0	355	182	-91
Smaller Centres (LP designation)	132	-125	0	0	0	0	0	0	0	0	0	0	-171
Town Centres Sub-Total	-1,058	-531	114	0	113	-5,907	0	-683	0	0	355	182	-262
South Reading (LP designation)	365	0	0	0	0	-540	-2,933	-634	0	-1,764	0	0	4,335
Core Employment Areas (LP designation)	0	0	0	0	0	-174	-586	-2,576	0	0	0	1,350	4,839

Table 6: Planning permissions (hard commitments) permitted during 2022-2023* (use classes prior to 1 September 2020) (sq m)

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	2,046	-808	-404	0	0	15,361	-4,181	0	-259	357	13,373	566	-5,779
Abbey ward	294	-808	-404	0	0	-1,188	0	0	0	0	-426	106	383
Battle ward	0	0	0	0	0	370	0	0	0	0	120	0	-801
Caversham ward	0	0	0	0	0	-190	0	0	0	0	0	0	0
Caversham Heights 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	647	0	208
Coley ward	0	0	0	0	0	474	0	0	0	0	922	0	-674
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	-558	0	0	0	0	0	0	476
Kentwood ward	0	0	0	0	0	-1,350	0	0	0	0	0	1,350	280
Norcot ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Park ward	0	0	0	0	0	-803	0	0	-259	154	0	0	281
Redlands ward	0	0	0	0	0	0	0	0	0	-1,764	0	0	220
Southcote ward	0	0	0	0	0	0	0	0	0	1,967	0	0	0
Thames ward	1,752	0	0	0	0	18,606	0	0	0	0	12,110	-890	-10,566
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	-4,181	0	0	0	0	0	4,414
Central Reading (LP designation)	2,046	-808	-404	0	0	17,983	0	0	0	0	351	106	-10,629
Smaller Centres (LP designation)	0	0	0	0	0	0	0	0	0	0	120	0	-801
Town Centres Sub-Total	2,046	-808	-404	0	0	17,983	0	0	0	0	471	106	-11,430
South Reading (LP designation)	0	0	0	0	0	0	-4,181	0	0	-1,764	0	0	4,980
Core Employment Areas (LP designation)	0	0	0	0	0	-1,405	-4,181	0	0	0	0	1,350	4,839

* This does not include permissions that are similar to proposals outstanding at 31 March 2022 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2022-2023* (use classes prior to 1 September 2020) (sq m)

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-2,778	135	462	-519	0	-8,296	0	-899	9,365	0	-117	4,498	-576
Abbey ward	-920	135	462	-519	0	-7,118	0	0	9,365	0	0	475	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
Caversham Heights 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
Coley ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	-960	0	0	0	0	0	0	0
Kentwood 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	0	0	0	0	0	0	0	0	0	0	0	0	-576
Redlands ward	0	0	0	0	0	0	0	0	0	0	-223	0	0
Southcote ward	0	0	0	0	0	0	0	0	0	0	106	161	0
Thames ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	-218	0	0	0	0	0	0	0
Whitley ward	-1,858	0	0	0	0	0	0	-899	0	0	0	3,862	0
Central Reading (LP designation)	-920	135	462	-519	0	-7,118	0	0	9,365	0	-223	475	0
Smaller Centres (LP designation)	0	0	0	0	0	-1,178	0	0	0	0	0	0	0
Town Centres Sub-Total	-920	135	462	-519	0	-8,296	0	0	9,365	0	-223	475	0
South Reading (LP designation)	-1,858	0	0	0	0	-960	0	-899	0	0	0	3,862	0
Core Employment Areas (LP designation)	0	0	0	0	0	0	0	-899	0	0	0	899	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 (use classes from 1st September 2020) (sq m)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	29,579	322	60,074	39,751	161,932	4,636	45,905	39,703
Abbey ward	0	0	23,500	23,500	70,956	0	0	22,047
Battle ward	0	0	0	0	648	-100	0	-801
Caversham ward	0	0	0	0	395	0	417	652
Caversham Heights ward	0	0	0	3,300	0	0	0	0
Church ward	0	0	0	431	0	0	0	0
Coley ward	0	322	0	298	-2,024	116	0	-972
Emmer Green ward	0	0	0	0	0	0	-963	0
Katesgrove ward	0	0	-676	0	-743	0	0	59
Kentwood ward	1,123	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	388	-2,186	0	0	0
Redlands ward	0	0	12,191	9,867	-1,060	0	0	164
Southcote ward	0	0	54	1,967	140	0	0	0
Thames ward	0	0	0	0	18,504	0	-7,822	-10,561
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	28,456	0	25,005	0	77,302	808	54,273	29,115
Central Reading (LP designation)	0	0	22,824	23,500	87,172	0	198	11,541
Smaller Centres (LP designation)	0	0	0	0	743	0	0	15
Town Centres Sub-Total	0	0	22,824	23,500	87,915	0	198	11,556
South Reading (LP designation)	28,456	0	25,005	0	73,882	808	54,273	28,966
Core Employment Areas (LP designation)	16,203	0	0	0	17,813	808	0	0

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

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	0	0	692	328	21,077	16,487	6,432	15,652
Abbey ward	0	0	0	0	35,338	1,487	0	7,661
Battle ward	0	0	0	0	-917	350	0	152
Caversham ward	0	0	0	0	-997	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	920	0	2,017
Coley ward	0	0	188	0	-373	0	0	0
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	-2,439	0	48	1,301
Kentwood 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	0	0	334	0
Redlands ward	0	0	0	328	0	1,479	0	220
Southcote ward	0	0	504	0	-98	0	0	-406
Thames ward	0	0	0	0	-5,292	11,333	6,050	0
Tilehurst ward	0	0	0	0	0	918	0	0
Whitley ward	0	0	0	0	-4,145	0	0	4,707
Central Reading (LP designation)	0	0	0	0	27,607	1,487	48	7,698
Smaller Centres (LP designation)	0	0	188	0	-491	0	0	152
Town Centres Sub-Total	0	0	188	0	27,116	1,487	48	7,850
South Reading (LP designation)	0	0	0	0	-3,956	0	0	6,370
Core Employment Areas (LP designation)	0	0	0	0	-5,624	0	0	4,707

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

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	29,579	322	60,766	40,079	183,009	21,123	52,337	55,355
Abbey ward	0	0	23,500	23,500	106,294	1,487	0	29,708
Battle ward	0	0	0	0	-269	250	0	-649
Caversham ward	0	0	0	0	-602	0	417	652
Caversham Heights ward	0	0	0	3,300	0	0	0	0
Church ward	0	0	0	431	0	920	0	2,017
Coley ward	0	322	188	298	-2,397	116	0	-972
Emmer Green ward	0	0	0	0	0	0	-963	0
Katesgrove ward	0	0	-676	0	-3,182	0	48	1,360
Kentwood ward	1,123	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	388	-2,186	0	334	0
Redlands ward	0	0	12,191	10,195	-1,060	1,479	0	384
Southcote ward	0	0	558	1,967	42	0	0	-406
Thames ward	0	0	0	0	13,212	11,333	-1,772	-10,561
Tilehurst ward	0	0	0	0	0	918	0	0
Whitley ward	28,456	0	25,005	0	73,157	808	54,273	33,822
Central Reading (LP designation)	0	0	22,824	23,500	114,779	1,487	246	19,239
Smaller Centres (LP designation)	0	0	188	0	252	0	0	167
Town Centres Sub-Total	0	0	23,012	23,500	115,031	1,487	246	19,406
South Reading (LP designation)	28,456	0	25,005	0	69,926	808	54,273	35,336
Core Employment Areas (LP designation)	16,203	0	0	0	12,189	808	0	4,707

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

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

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-8,939	77,264	10,347	1,267	35,546	1,100	22	-89,536
Abbey ward	30	-1,825	10,347	1,267	24,334	0	0	-36,164
Battle ward	-743	0	0	0	-922	0	0	-1,521
Caversham ward	0	0	0	0	0	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	2,232	0	0	0
Coley ward	0	0	0	0	0	0	0	-128
Emmer Green ward	0	0	0	0	0	0	0	-12,770
Katesgrove ward	-7,831	-530	0	0	-10,869	0	0	-4,039
Kentwood ward	0	0	0	0	0	0	0	-582
Norcot ward	0	0	0	0	1,951	0	0	3,285
Park ward	0	0	0	0	940	0	0	-851
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	-3,095	-7,633	0	0	40,264	1,100	0	-30,999
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)	-1,920	-9,458	10,347	1,267	63,796	1,100	0	-68,405
Smaller Centres (LP designation)	0	-28,748	0	0	-17,009	0	0	1,369
Town Centres Sub-Total	-1,920	-38,206	10,347	1,267	46,787	1,100	0	-67,036
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

Table 12: Planning permissions (hard commitments) completed 2022-2023 (use classes from 1st September 2020) (sq m)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-586	-3,213	-500	3,047	-7,115	-273	3,570	5,535
Abbey ward	0	-683	0	0	-7,285	0	0	22
Battle ward	1,328	-1,328	0	0	7	0	0	-171
Caversham ward	0	0	0	-371	0	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	-123	-273	0	0
Coley ward	0	151	0	0	-1,258	0	0	-530
Emmer Green ward	0	0	0	5,182	0	0	0	0
Katesgrove ward	719	0	0	0	210	0	0	-179
Kentwood ward	0	0	0	0	1,330	0	96	283
Norcot ward	0	0	0	0	-158	0	638	0
Park ward	0	0	-259	0	-85	0	3,726	281
Redlands ward	0	0	-241	-1,764	0	0	0	0
Southcote ward	0	0	0	0	0	0	0	569
Thames ward	1,019	-719	0	0	-118	0	-890	616
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	-3,652	-634	0	0	365	0	0	4,644
Central Reading (LP designation)	0	-683	0	0	-6,852	0	0	22
Smaller Centres (LP designation)	0	0	0	0	7	0	0	-171
Town Centres Sub-Total	0	-683	0	0	-6,845	0	0	-149
South Reading (LP designation)	-2,933	-634	0	-1,764	-175	0	0	4,335
Core Employment Areas (LP designation)	-586	-2,576	0	0	1,176	0	0	4,839

Table 13: Planning permissions (hard commitments) permitted during 2022-2023* (use classes from 1st September 2020) (sq m)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-4,181	0	-259	357	18,740	11,980	-692	-5,670
Abbey ward	0	0	0	0	-2,532	0	0	489
Battle ward	0	0	0	0	490	0	0	-801
Caversham ward	0	0	0	0	-190	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	647	0	208
Coley ward	0	0	0	0	1,396	0	0	-674
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	-558	0	0	476
Kentwood ward	0	0	0	0	0	0	0	283
Norcot ward	0	0	0	0	0	0	0	0
Park ward	0	0	-259	154	-803	0	0	281
Redlands ward	0	0	0	-1,764	0	0	0	220
Southcote ward	0	0	0	1,967	0	0	0	0
Thames ward	0	0	0	0	20,937	11,333	-692	-10,566
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	-4,181	0	0	0	0	0	0	4,414
Central Reading (LP designation)	0	0	0	0	18,970	0	198	-10,523
Smaller Centres (LP designation)	0	0	0	0	120	0	0	-801
Town Centres Sub-Total	0	0	0	0	19,090	0	198	-11,324
South Reading (LP designation)	-4,181	0	0	-1,764	0	0	0	4,980
Core Employment Areas (LP designation)	-4,181	0	0	0	-55	0	0	4,839

* This does not include permissions that are similar to proposals outstanding at 31 March 2022 on the same site

Table 14: Planning permissions (hard commitments) lapsed during 2022-2023* (use classes from 1st September 2020) (sq m)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	0	-899	9,365	106	-6,202	0	0	-1,095
Abbey ward	0	0	9,365	0	-6,966	0	0	-519
Battle ward	0	0	0	0	0	0	0	0
Caversham ward	0	0	0	0	0	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0	0
Coley ward	0	0	0	0	0	0	0	0
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	-960	0	0	0
Kentwood 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	0	0	0	-576
Redlands ward	0	0	0	0	-223	0	0	0
Southcote ward	0	0	0	106	161	0	0	0
Thames ward	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	-218	0	0	0
Whitley ward	0	-899	0	0	2,004	0	0	0
Central Reading (LP designation)	0	0	9,365	0	-7,189	0	0	-519
Smaller Centres (LP designation)	0	0	0	0	-1,178	0	0	0
Town Centres Sub-Total	0	0	9,365	0	-8,367	0	0	-519
South Reading (LP designation)	0	-899	0	0	1,044	0	0	0
Core Employment Areas (LP designation)	0	-899	0	0	899	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 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 2002-03 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 2001-02 and 2002-03 for the 'Existing Stock' to take account of the vacant and partly vacant sites at 2002 as being counted as 'Completed'. Table 15 shows 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
2018	810,159	580,805
2019	814,563	582,110

Year	Business, Industry, Professional and Financial Services (A2, B1 - 7)	Warehousing (B8)
2020	816,364	581,411
2021	808,397	571,174
2022	828,792	571,760
2023	820,177	568,547

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010, RBC 2011-2023

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)
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
2023	-10,159	-1,300	188,887	29,579	322

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, 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)
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

Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
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
2023	260	-446	34,385	-10,090	77,264

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2023

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)
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
2012/13	-3,690	1,490	-16,720	0	-160
Total 2003-2013	12,300	-2,540	244,050	-54,930	137,710
Annual Average	1,230	-254	24,405	-5,493	13,771
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
2022/23	2,046	-808	15,361	-4,181	0
Total 2013-2023	-38,538	-4,420	-147,222	44,182	-9,035
Annual Average	-3,854	-442	-14,722	4,418	-904

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2023

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