

NON-RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2024

Information on the progress of non-residential development
between 1 April 2023 and 31 March 2024 in Reading Borough

Published April 2024

SUMMARY VERSION



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EXECUTIVE SUMMARY

This publication looks at commitments for non-residential development in Reading Borough at 31 March 2024. 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 2023 to 31 March 2024 using the use classes introduced in September 2020 are summarised in square metres below:

Summary of figures for 2023-24 (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	-2,557	32,582	1,196	33,778	-11,422	22,356	-3,294	0
B8	-1,522	274	-558	-284	77,070	76,786	-859	0
C1	6,790	62,892	4,476	67,368	0	67,368	0	188
C2	1,401	40,550	368	40,918	0	40,918	328	234
E	16,523	196,438	7,844	204,282	14,919	219,201	-1,159	-4,539
F1	1,601	6,075	11,683	17,758	1,100	18,858	5,480	0
F2	220	55,108	48	55,156	-781	54,375	-2,599	0
SG	-2,204	39,824	15,707	55,531	-85,283	-29,752	-2,185	-810

In terms of new completions, the overall figures for non-residential development are very low this year. The largest single change is an increase in learning and non-residential institutions (F1), which is comprised of a number of smaller developments rather than any particularly significant one. There have been modest overall losses in most of the use classes.

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 permission is the outline permission at Vastern Court that could contain significant amounts of commercial floorspace, as well as new hotel permissions on Friar Street.

'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. for commercial uses (although this has decreased this year with the Vastern Court decision). There is a

significant loss of sui generis uses, mainly through redevelopment to residential. New soft commitments this year have been relatively small scale.

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). This year's figures reflect the trend for loss of retail and offices. In the long term there has been a gain of storage and distribution floorspace, but this has reversed over the last few years and this year's small net loss is in line with that reversal.

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 a large proportion 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 2023 to 31 March 2024 using the use classes existing prior to September 2020 are therefore summarised in square metres below:

Summary of figures for 2023-24 (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	-3,231	-8,943	-686	-9,629	-1,184	-10,813	-74	-3,963
A2	0	-972	-180	-1,152	-446	-1,598	0	-148
A3	-992	-135	1,086	951	-98	853	667	223
A4	-593	-695	215	-480	0	-480	0	0
A5	69	81	180	261	-82	179	69	0
B1	21,601	207,687	10,028	217,715	9,587	227,302	-2,314	-5,071
B2	-3,708	32,582	45	32,627	-8,206	24,421	-3,294	0
B8	-1,522	274	-558	-284	77,070	76,786	-859	0
C1	6,790	62,892	4,476	67,368	0	67,368	0	188
C2	1,401	40,550	368	40,918	0	40,918	328	234
D1	2,117	7,954	10,226	18,180	-1,264	16,916	5,814	0
D2	-1,242	51,546	252	51,798	2,186	53,984	-2,744	4,420
SG	-438	40,922	15,312	56,234	-81,960	-25,726	-1,881	-810

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 2024 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 2024, and what has been completed during the monitoring year (1 April 2023 to 31 March 2024).
- 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 2024;
 - Amount of floorspace (net) that was under construction at 31 March 2024;
 - Amount of floorspace (net) with permission that was outstanding at 31 March 2024 (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 2024 ('soft commitments');
 - Amount of floorspace (net) that has been completed between 1 April 2023 and 31 March 2024;
 - Amount of floorspace (net) newly permitted between 1 April 2023 and 31 March 2024; and
 - Amount of floorspace (net) for which planning permission had lapsed at 31 March 2024.
- 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 2024 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 2023 survey has been updated to 2024 in four stages:
1. Outstanding commitments at March 2023 were identified from the [2023 survey](#).
 2. Relevant planning permissions granted between 1 April 2023 and 31 March 2024 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 2024 as possible, during April 2024. 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 2023 to 31 March 2024, 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 2024:
- 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. Please note that, even where ward names have not changed, boundaries have generally been amended so the ward totals cannot be compared to totals up to and including 2022.
 - **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.

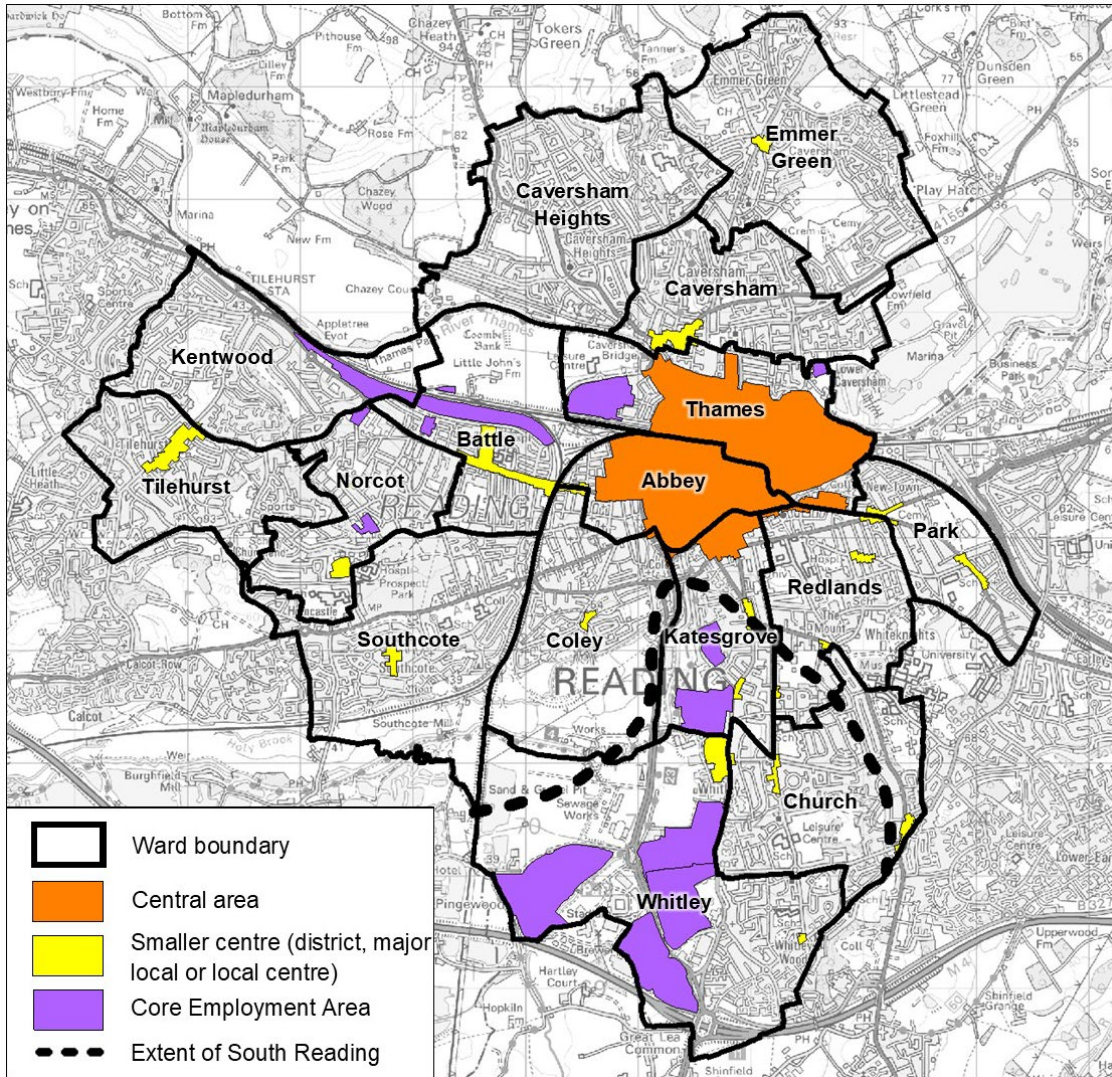
¹ No figure for parishes is given, as Reading Borough has no parishes.

- 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 2024.
- 3.7 **Table 2** and **table 9** show the amount of net floorspace with planning permission that was under construction at 31 March 2024. 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 2024. 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 2024. 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 2023 and 31 March 2024. 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 2023 and 31 March 2024. 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 2023 and 31 March 2024. 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

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2024 (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
Reading Borough Total	-8,943	-972	-135	-695	81	207,687	32,582	274	62,892	40,550	7,954	51,546	40,922
Abbey ward	3,209	-808	-694	-875	-83	74,510	0	0	29,764	24,767	2,208	106	22,679
Battle ward	19	0	0	0	0	1,069	0	0	0	0	120	-100	-801
Caversham ward	501	0	524	0	0	-429	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	220	0	0
Coley ward	0	0	0	0	0	-2,946	0	322	0	298	1,038	0	-1,158
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	-406	0	0	0	0	-160	-122	-48	-4,122	0	-216	-1,242	219
Kentwood ward	0	0	165	0	0	0	1,667	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	0	0	0	0	154	0	0	187
Redlands ward	0	-164	0	0	164	0	0	0	12,191	10,818	0	0	220
Southcote ward	186	0	140	-548	0	0	0	0	54	782	0	0	0
Thames ward	1,592	0	-739	0	0	41,118	0	0	0	0	777	0	-10,399
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	125	0	0
Whitley ward	-14,044	0	469	728	0	94,525	31,037	0	25,005	0	0	51,713	29,975
Central Reading (LP designation)	4,801	-808	-1,433	-875	-83	113,597	0	-105	25,642	24,767	2,769	-1,136	11,943
Smaller Centres (LP designation)	362	-164	524	0	164	-429	0	0	0	0	115	652	-801
Town Centres Sub-Total	5,163	-972	-909	-875	81	113,168	0	-105	25,642	24,767	2,884	-484	11,142
South Reading (LP designation)	-14,044	0	469	728	0	91,399	30,915	57	25,005	0	0	51,713	30,046
Core Employment Areas (LP designation)	0	0	165	0	0	20,096	19,206	57	0	0	0	0	1,703

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2024 (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
Reading Borough Total	-686	-180	1,086	215	180	10,028	45	-558	4,476	368	10,226	252	15,312
Abbey ward	-910	-180	1,086	215	180	25,936	0	0	4,083	0	0	0	7,432
Battle ward	0	0	0	0	0	-917	0	-558	0	0	0	350	626
Caversham ward	0	0	0	0	0	0	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	0	0	1,235
Coley ward	0	0	0	0	0	0	0	0	0	0	-474	0	0
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	-173	0	0	0	0	-1,665	0	0	257	0	-230	0	1,035
Kentwood ward	0	0	0	0	0	0	45	0	-368	368	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	-2,186	0	0	0	0	0	0	212
Redlands ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0	0	504	0	0	-98	-406
Thames ward	397	0	0	0	0	-6,433	0	0	0	0	11,333	0	471
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	-4,707	0	0	0	0	0	0	4,707
Central Reading (LP designation)	-686	-180	1,086	215	180	18,182	0	0	4,340	0	-230	0	7,432
Smaller Centres (LP designation)	0	0	0	0	0	0	0	0	0	0	-403	0	0
Town Centres Sub-Total	-686	-180	1,086	215	180	18,182	0	0	4,340	0	-633	0	7,432
South Reading (LP designation)	0	0	0	0	0	-4,707	0	0	0	0	0	0	5,942
Core Employment Areas (LP designation)	0	0	0	0	0	-5,624	45	-558	0	0	0	0	5,333

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2024 (SUMMARY)

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
Reading Borough Total	-9,629	-1,152	951	-480	261	217,715	32,627	-284	67,368	40,918	18,180	51,798	56,234
Abbey ward	2,299	-988	392	-660	97	100,446	0	0	33,847	24,767	2,208	106	30,111
Battle ward	19	0	0	0	0	152	0	-558	0	0	120	250	-175
Caversham ward	501	0	524	0	0	-429	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	220	0	1,235
Coley ward	0	0	0	0	0	-2,946	0	322	0	298	564	0	-1,158
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	-579	0	0	0	0	-1,825	-122	-48	-3,865	0	-446	-1,242	1,254
Kentwood ward	0	0	165	0	0	0	1,712	0	-368	368	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	154	0	0	399
Redlands ward	0	-164	0	0	164	0	0	0	12,191	10,818	0	0	220
Southcote ward	186	0	140	-548	0	0	0	0	558	782	0	-98	-406
Thames ward	1,989	0	-739	0	0	34,685	0	0	0	0	12,110	0	-9,928
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	125	0	0
Whitley ward	-14,044	0	469	728	0	89,818	31,037	0	25,005	0	0	51,713	34,682
Central Reading (LP designation)	4,115	-988	-347	-660	97	131,779	0	-105	29,982	24,767	2,539	-1,136	19,375
Smaller Centres (LP designation)	362	-164	524	0	164	-429	0	0	0	0	-288	652	-801
Town Centres Sub-Total	4,477	-1,152	177	-660	261	131,350	0	-105	29,982	24,767	2,251	-484	18,574
South Reading (LP designation)	-14,044	0	469	728	0	86,692	30,915	57	25,005	0	0	51,713	35,988
Core Employment Areas (LP designation)	0	0	165	0	0	14,472	19,251	-501	0	0	0	0	7,036

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

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2024 (SUMMARY)

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
Reading Borough Total	-1,184	-446	-98	0	-82	9,587	-8,206	77,070	0	0	-1,264	2,186	-81,960
Abbey ward	25,000	-446	0	0	0	1,284	-1,121	-1,825	0	0	-448	0	-33,427
Battle ward	-922	0	0	0	0	55	-809	-194	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	-9,661	0	0	0	0	-802	-7,831	-530	0	0	-361	0	-4,652
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	5,543
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	-864	0	-1,130
Southcote ward	0	1	2	3	4	5	6	7	8	9	10	11	12
Thames ward	-18,086	0	0	0	0	29,526	-1,145	-7,633	0	0	0	3,100	-31,046
Tilehurst ward	0	1	2	3	4	5	6	7	8	9	10	11	12
Whitley ward	0	0	0	0	0	-20,476	2,700	87,252	0	0	0	-3,241	-1,396
Central Reading (LP designation)	6,914	-446	0	0	0	30,008	-1,121	-9,458	0	0	-809	3,100	-64,473
Smaller Centres (LP designation)	2,485	0	-98	0	-82	-19,845	-66	-28,942	0	0	409	-3,146	4,692
Town Centres Sub-Total	9,399	-446	-98	0	-82	10,163	-1,187	-38,400	0	0	-400	-46	-59,781
South Reading (LP designation)	-9,661	0	0	0	0	-20,476	-5,131	86,722	0	0	779	-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

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2024 (SUMMARY)

Table 5: Planning permissions (hard commitments) completed 2023-2024 (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
Reading Borough Total	-74	0	667	0	69	-2,314	-3,294	-859	0	328	5,814	-2,744	-1,881
Abbey ward	568	0	166	0	69	-501	-303	0	0	0	1,487	0	41
Battle ward	0	0	0	0	0	859	0	-859	0	0	0	0	152
Caversham ward	0	0	0	0	0	-784	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	920	0	782
Coley ward	189	0	0	0	0	0	0	0	0	0	0	0	186
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	-963	0
Katesgrove ward	-123	0	0	0	0	-612	0	0	0	0	0	0	266
Kentwood ward	0	0	0	0	0	0	-943	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	0	0	0	0	0	-4,093
Park ward	0	0	0	0	0	0	0	0	0	0	334	0	147
Redlands ward	0	0	0	0	0	0	0	0	0	328	1,347	0	265
Southcote ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames ward	-708	0	501	0	0	-468	-2,048	0	0	0	0	-1,970	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	918	0	0
Whitley ward	0	0	0	0	0	-808	0	0	0	0	808	189	373
Central Reading (LP designation)	-140	0	667	0	69	-1,300	-1,950	0	0	0	1,487	0	309
Smaller Centres (LP designation)	0	0	0	0	0	0	0	0	0	0	0	0	152
Town Centres Sub-Total	-140	0	667	0	69	-1,300	-1,950	0	0	0	1,487	0	461
South Reading (LP designation)	189	0	0	0	0	-808	0	0	0	0	808	189	581
Core Employment Areas (LP designation)	0	0	0	0	0	51	-943	-859	0	0	808	0	0

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2024 (SUMMARY)

Table 6: Planning permissions (hard commitments) permitted during 2023-2024* (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
Reading Borough Total	-3,231	0	-992	-593	69	21,601	-3,708	-1,522	6,790	1,401	2,117	-1,242	-438
Abbey ward	-2,004	0	-400	-45	69	-4,424	-303	0	10,347	1,267	2,120	0	-163
Battle ward	-139	0	0	0	0	1,558	0	-1,417	0	0	0	0	626
Caversham ward	0	0	0	0	0	-119	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	220	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	-406	0	0	0	0	334	-122	-105	-3,189	0	-216	-1,242	160
Kentwood ward	0	0	165	0	0	0	-354	0	-368	368	0	0	0
Norcot ward	0	0	0	0	0	0	0	0	0	0	0	0	-4,093
Park ward	0	0	0	0	0	0	0	0	0	0	0	0	546
Redlands ward	0	0	0	0	0	0	0	0	0	951	-132	0	265
Southcote ward	186	0	0	-548	0	0	0	0	0	-1,185	0	0	0
Thames ward	-868	0	-757	0	0	24,252	-2,048	0	0	0	0	0	633
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	125	0	0
Whitley ward	0	0	0	0	0	0	-881	0	0	0	0	0	1,588
Central Reading (LP designation)	-2,872	0	-1,157	-45	69	19,525	-1,950	-105	7,158	1,267	1,904	-1,242	115
Smaller Centres (LP designation)	-139	0	0	0	0	-119	0	0	0	0	125	0	0
Town Centres Sub-Total	-3,011	0	-1,157	-45	69	19,406	-1,950	-105	7,158	1,267	2,029	-1,242	115
South Reading (LP designation)	0	0	0	0	0	334	-1,003	0	0	0	0	0	1,588
Core Employment Areas (LP designation)	0	0	165	0	0	1,892	-1,357	-1,417	0	0	0	0	2,329

* This does not include permissions that are similar to proposals outstanding at 31 March 2023 on the same site

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2024 (SUMMARY)

Table 7: Planning permissions (hard commitments) lapsed during 2023-2024* (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
Reading Borough Total	-3,963	-148	223	0	0	-5,071	0	0	188	234	0	4,420	-810
Abbey ward	-4,165	-148	311	0	0	-4,068	0	0	0	0	0	4,313	-810
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	-88	0	0	0	0	0	188	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	0	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	234	0	0	0
Redlands ward	0	0	0	0	0	-896	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	202	0	0	0	0	-107	0	0	0	0	0	107	0
Central Reading (LP designation)	-4,165	-148	311	0	0	-4,964	0	0	0	0	0	4,313	-533
Smaller Centres (LP designation)	202	0	-88	0	0	0	0	0	188	0	0	0	0
Town Centres Sub-Total	-3,963	-148	223	0	0	-4,964	0	0	188	0	0	4,313	-533
South Reading (LP designation)	202	0	0	0	0	-107	0	0	0	0	0	107	0
Core Employment Areas (LP designation)	0	0	0	0	0	0	0	0	0	0	0	0	0

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

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

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	32,582	274	62,892	40,550	196,438	6,075	55,108	39,824
Abbey ward	0	0	29,764	24,767	76,303	2,122	0	21,827
Battle ward	0	0	0	0	1,208	-100	0	-801
Caversham ward	0	0	0	0	466	0	417	652
Caversham Heights ward	0	0	0	3,300	0	0	0	0
Church ward	0	0	0	431	0	0	220	0
Coley ward	0	322	0	298	-2,024	116	0	-1,158
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	-122	-48	-4,122	0	-782	0	0	-1,023
Kentwood ward	1,667	0	0	0	165	0	0	0
Norcot ward	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	154	0	0	0	187
Redlands ward	0	0	12,191	10,818	-164	0	0	384
Southcote ward	0	0	54	782	326	0	0	-548
Thames ward	0	0	0	0	42,550	0	198	-10,399
Tilehurst ward	0	0	0	0	0	125	0	0
Whitley ward	31,037	0	25,005	0	78,390	0	54,273	30,703
Central Reading (LP designation)	0	-105	25,642	24,767	116,606	2,122	198	9,849
Smaller Centres (LP designation)	0	0	0	0	283	125	0	15
Town Centres Sub-Total	0	-105	25,642	24,767	116,889	2,247	198	9,864
South Reading (LP designation)	30,915	57	25,005	0	75,264	0	54,273	30,774
Core Employment Areas (LP designation)	19,206	57	0	0	20,261	0	0	1,703

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

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	1,196	-558	4,476	368	7,844	11,683	48	15,707
Abbey ward	1,151	0	4,083	0	24,781	0	0	7,827
Battle ward	0	-558	0	0	-917	350	0	626
Caversham ward	0	0	0	0	-403	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	0	1,235
Coley ward	0	0	0	0	-474	0	0	0
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	257	0	-2,116	0	48	1,035
Kentwood ward	45	0	-368	368	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	0
Park ward	0	0	0	0	-2,186	0	0	212
Redlands ward	0	0	0	0	0	0	0	0
Southcote ward	0	0	504	0	-98	0	0	-406
Thames ward	0	0	0	0	-6,036	11,333	0	471
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	-4,707	0	0	4,707
Central Reading (LP designation)	1,151	0	4,340	0	16,973	0	48	7,827
Smaller Centres (LP designation)	0	0	0	0	-403	0	0	0
Town Centres Sub-Total	1,151	0	4,340	0	16,570	0	48	7,827
South Reading (LP designation)	0	0	0	0	-4,707	0	0	5,942
Core Employment Areas (LP designation)	45	-558	0	0	-5,624	0	0	5,333

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

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	33,778	-284	67,368	40,918	204,282	17,758	55,156	55,531
Abbey ward	1,151	0	33,847	24,767	101,084	2,122	0	29,654
Battle ward	0	-558	0	0	291	250	0	-175
Caversham ward	0	0	0	0	63	0	417	652
Caversham Heights ward	0	0	0	3,300	0	0	0	0
Church ward	0	0	0	431	0	0	220	1,235
Coley ward	0	322	0	298	-2,498	116	0	-1,158
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	-122	-48	-3,865	0	-2,898	0	48	12
Kentwood ward	1,712	0	-368	368	165	0	0	0
Norcot ward	0	0	0	0	0	3,812	0	0
Park ward	0	0	0	154	-2,186	0	0	399
Redlands ward	0	0	12,191	10,818	-164	0	0	384
Southcote ward	0	0	558	782	228	0	0	-954
Thames ward	0	0	0	0	36,514	11,333	198	-9,928
Tilehurst ward	0	0	0	0	0	125	0	0
Whitley ward	31,037	0	25,005	0	73,683	0	54,273	35,410
Central Reading (LP designation)	1,151	-105	29,982	24,767	133,579	2,122	246	17,676
Smaller Centres (LP designation)	0	0	0	0	-120	125	0	15
Town Centres Sub-Total	1,151	-105	29,982	24,767	133,459	2,247	246	17,691
South Reading (LP designation)	30,915	57	25,005	0	70,557	0	54,273	36,716
Core Employment Areas (LP designation)	19,251	-501	0	0	14,637	0	0	7,036

*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)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-11,422	77,070	0	0	14,919	1,100	-781	-85,283
Abbey ward	-4,337	-1,825	0	0	28,606	0	0	-33,427
Battle ward	-809	-194	0	0	-867	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	-10,463	0	-361	-4,652
Kentwood ward	0	0	0	0	0	0	0	-582
Norcot ward	0	0	0	0	1,951	0	0	5,461
Park ward	0	0	0	0	940	0	0	-851
Redlands ward	0	0	0	0	-444	0	-420	-1,130
Southcote ward	0	0	0	0	0	0	0	0
Thames ward	-1,145	-7,633	0	0	13,440	1,100	0	-31,046
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	2,700	87,252	0	0	-20,476	0	0	-4,637
Central Reading (LP designation)	-4,337	-9,458	0	0	41,244	1,100	-361	-64,473
Smaller Centres (LP designation)	-66	-28,942	0	0	-16,954	0	0	1,369
Town Centres Sub-Total	-4,403	-38,400	0	0	24,290	1,100	-361	-63,104
South Reading (LP designation)	-5,131	86,722	0	0	-29,358	0	0	-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 2023-2024 (use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-3,294	-859	0	328	-1,159	5,480	-2,599	-2,185
Abbey ward	-303	0	0	0	233	1,487	0	110
Battle ward	0	-859	0	0	859	0	0	152
Caversham ward	0	0	0	0	-784	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	920	0	782
Coley ward	0	0	0	0	189	0	0	186
Emmer Green ward	0	0	0	0	0	0	-963	0
Katesgrove ward	0	0	0	0	-735	0	0	266
Kentwood ward	-943	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	-4,093
Park ward	0	0	0	0	0	0	334	147
Redlands ward	0	0	0	328	0	1,347	0	265
Southcote ward	0	0	0	0	0	0	0	0
Thames ward	-2,048	0	0	0	-675	0	-1,970	0
Tilehurst ward	0	0	0	0	0	918	0	0
Whitley ward	0	0	0	0	-246	808	0	0
Central Reading (LP designation)	-1,950	0	0	0	-773	1,487	0	378
Smaller Centres (LP designation)	0	0	0	0	0	0	0	152
Town Centres Sub-Total	-1,950	0	0	0	-773	1,487	0	530
South Reading (LP designation)	0	0	0	0	-57	808	0	208
Core Employment Areas (LP designation)	-943	-859	0	0	51	808	0	0

Table 13: Planning permissions (hard commitments) permitted during 2023-2024* (use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	-2,557	-1,522	6,790	1,401	16,523	1,601	220	-2,204
Abbey ward	848	0	10,347	1,267	-7,467	1,608	0	-139
Battle ward	0	-1,417	0	0	1,419	0	0	626
Caversham ward	0	0	0	0	-119	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	0	0	0	220	0
Coley ward	0	0	0	0	0	0	0	0
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	-122	-105	-3,189	0	-288	0	0	-1,082
Kentwood ward	-354	0	-368	368	165	0	0	0
Norcot ward	0	0	0	0	0	0	0	-4,093
Park ward	0	0	0	0	0	0	0	546
Redlands ward	0	0	0	951	0	-132	0	265
Southcote ward	0	0	0	-1,185	186	0	0	-548
Thames ward	-2,048	0	0	0	22,627	0	0	633
Tilehurst ward	0	0	0	0	0	125	0	0
Whitley ward	-881	0	0	0	0	0	0	1,588
Central Reading (LP designation)	-799	-105	7,158	1,267	14,641	1,608	0	-1,103
Smaller Centres (LP designation)	0	0	0	0	-258	125	0	0
Town Centres Sub-Total	-799	-105	7,158	1,267	14,383	1,733	0	-1,103
South Reading (LP designation)	-1,003	0	0	0	334	0	0	1,588
Core Employment Areas (LP designation)	-1,357	-1,417	0	0	2,057	0	0	2,329

* This does not include permissions that are similar to proposals outstanding at 31 March 2023 on the same site

Table 14: Planning permissions (hard commitments) lapsed during 2023-2024* (use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	0	0	188	234	-4,539	0	0	-810
Abbey ward	0	0	0	0	-3,757	0	0	-810
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	188	0	-88	0	0	0
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	0	0	0
Kentwood ward	0	0	0	0	0	0	0	0
Norcot ward	0	0	0	0	0	0	0	0
Park ward	0	0	0	234	0	0	0	0
Redlands ward	0	0	0	0	-896	0	0	0
Southcote ward	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	202	0	0	0
Central Reading (LP designation)	0	0	0	0	-4,653	0	0	-533
Smaller Centres (LP designation)	0	0	188	0	114	0	0	0
Town Centres Sub-Total	0	0	188	0	-4,539	0	0	-533
South Reading (LP designation)	0	0	0	0	202	0	0	0
Core Employment Areas (LP designation)	0	0	0	0	0	0	0	0

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

5. COMPARISON WITH PREVIOUS YEARS

- 5.1 The following statistics give an indication of trends in the main classes of non-residential development over recent years.
- 5.2 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
2024	814,569	567,688

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010, RBC 2011-2024

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)
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
2024	-9,629	-1,152	217,715	32,627	-284

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2024

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)
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
2024	-1,184	-446	9,587	-8,206	77,070

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2024

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)
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
2013/14	-825	-276	-25,169	-14,504	2,061
Total 2004-2014	12,065	-2,816	218,841	-64,954	129,311
Annual Average	1,207	-282	21,884	-6,495	12,931
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
2023/24	-3,231	0	21,601	-3,708	-1,522
Total 2014-2024	-40,944	-4,144	-100,452	54,978	-12,618
Annual Average	-4,094	-414	-10,045	5,498	-1,262

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2024

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