

Ref No	Address	Dwelling net change	Non-residential floodspace net change	Status 1 April 2024	Type	Area
140997	St Martin's Precinct, Church Street	40	+1,025 sq m retail, +652 sq m leisure	Not started	Development	North
220579	173-174 Friar Street	20	-1,386 sq m office	Permitted, not started	Change of use	Central
220577	175 Friar Street	6	-365 sq m office	Permitted, not started	Change of use	Central
192032	Station Hill	750	+120,366 sq m office, +4,674 sq m retail, +23,500 sq m hotel, +23,500 sq m residential care, +28,441	Permitted in hybrid, partly under construction	Development	Central
201533	Station Hill Plot F	184	+762 sq m retail	Permitted, under construction	Development	Central
200211	20 Greyfriars Road	43	-3,844 sq m office	Permitted, not started	Change of use	Central
170326	Land at Weldale Street	165	+184 sq m retail	Permitted, under construction	Development	Central
211177	Fountain House, Queens Walk	48	-5,479 sq m office	Permitted, not started	Change of use	Central
182137	Broad Street Mall	422	+1,501 sq m retail	Permitted, not started	Development/extension	Central
210479	Soane Point, 6-8 Market Place	182	-5,729 sq m office	Permitted, not started	Change of use	Central
180909	Clarendon House, 59-75 Queens Road	39	None	Not started	Development	Central
201420	45 Caversham Road	40	None	Permitted, under construction	Development	Central
201391	Land at 362 Oxford Road	26	None	Permitted, not started	Development	West
200693	42 Portman Road	16	-917 sq m office	Permitted, under construction	Change of use	West
170134	53-55 Argyle Road	10	-474 sq m care facility	Permitted, under construction	Development	West
None	Rose Kiln Court, Rose Kiln lane	0	-3,078 sq m office, +2,070 sq m industrial	Potential	Development	South
200122	Wensley Road	46	None	Permitted, under construction	Development	West
211843	Reading Golf Club, Kidmore End Road	223	None	Permitted, under construction	Development	North
201749	54-58 Queens Road	20	-1,524 sq m offices	Permitted, under construction	Change of use	Central
191043	43 London Street	21	-141 sq m offices, -230 sq m sui generis	Permitted, under construction	Development/change of use	Central
201221	The Faculty, 23-27 London Road	15	-933 sq m apart hotel	Permitted, not started	Change of use	Central
191660	54-58 Queens Road	9	None	Permitted, under construction	Extension	Central
181117	34-38 Southampton Street	11	None	Permitted, under construction	Development	Central
70937	1025-1027 Oxford Road	10	None	Permitted, demolition complete, not started	Development	West
91606	Dee Park, Spey Road	108	None	Phase 3 permitted, not started	Development	West
221693	63-86 Rowe Court	24	None	Permitted, demolition complete, not started	Development	West
210536	Alexander House, 205-207 Kings Road	22	-1,383 sq m office	Permitted, under construction	Change of use	East
210906	Alexander House, 205-207 Kings Road	13	-803 sq m offices	Permitted, under construction	Change of use	East
210902	Alexander House, 205-207 Kings Road	8	None	Permitted, under construction	Extension	East
210582	18 Parkside Road	10	None	Permitted, under construction	Development	West

170509	Kenavon Drive	216	+397 sq m retail	Permitted, under construction	Development	Central
210567	Great Brighams Mead, Vastern Road	110	-6,190 sq m offices	Permitted, under construction	Change of use	Central
200188	55 Vastern Road	209	-4,683 sq m offices	Permitted, not started	Development	Central
182252	80 Caversham Road	620	-10,991 sorting office, +19,729 office, +1,752 retail, +777 community	Permitted in outline, not started	Development	Central
190627	Gas Holder, Alexander Turner Close	130	None	Permitted, not started	Development	Central
102172	Green Park Village	149	None	Permitted, under construction	Development	South
171019	Green Park Village Phase 6A	153	None	Permitted, under construction	Development	South
160199	Land at Madejski Stadium, Shooters Way	618	+73,057 sq m non-res (convention centre, office, hotel, leisure)	Permitted, not started	Development	South
191086	Unit 16 North Street	10	-98 sq m office	Permitted, not started	Development	Central
221405	Land at Battle Street	49	+512 sq m community	Permitted, not started	Development	Central
210349	115 Chatham Street	54	None	Permitted, under construction	Development	Central
221446	Soane Point, 6-8 Market Place	38	None	Permitted, under construction	Extension	Central
220244	75-77 London Street	12	-1,242 sq m leisure	Permitted, not started	Change of use/development	Central
211636	75-81 Southampton Street	19	-406 sq m retail	Permitted, not started	Development	Central
191496	Meadway Precinct, Honey End Lane	231	+1,951 sq m retail, +5,461 sq m sui generis	Resolution to grant	Development	West
221324	97a-117 Caversham Road	60	-243 sq m office	Permitted, not started	Development	Central
220922	71-73 Caversham Road	29	-968 sq m retail	Permitted, not started	Change of use/development	Central
CR11a	Friar Street and Station Road	90	-853 sq m office, -396 sq m retail, +5,879 sq m hotel	Allocation, no permission	Change of use/development	Central
CR11b	Greyfriars Road Corner	135	-3,531 sq m retail	Allocation, no permission	Development	Central
CR11d	Brunel Arcade and Apex Plaza	280	-3,817 sq m office, 1,600 sq m retail	Allocation, no permission	Development	Central
CR12a	Cattle Market	697	-4,773 cattle market	Allocation, no permission	Development	Central
CR12b	Great Knollys Street and Weldale Street	105	-120 sq m office, -1,300 sq m industrial	Allocation, no permission	Development	Central
CR12c	Chatham Street, Eaton Place and Oxford Road	182	-3,577 sq m office, -1,003 nightclub	Allocation, no permission	Development	Central
CR12e	Hosier Street	700	+2,020 sq m retail, +1,630 sq m leisure, -10,499 police station,	Allocation, no permission	Development	Central
CR13a	Reading Prison	0	+10,000 sq m lesiure, -9,000 sq m prison	Allocation, no permission	Change of use	Central
CR13b	Forbury Retail Park	1134	-13,428 sq m retail	Allocation, no permission	Development	Central
WR3i	Part of Battle Hospital (remainder)	22	-755 sq m industrial	Allocation, no permission	Development	West
WR3k	784-794 Oxford Road	22	-830 sq m industrial, -293 sq m sui generis	Allocation, no permission	Development	West
WR3l	816 Oxford Road	25	-1,076 sq m showrooms	Allocation, no permission	Development	West
WR3h	Rear of 303-315 Oxford Road	13	+55 sq m office	Resolution to grant	Development	West
CA1f	Rear of 1 & 3 Woodcote Rd & 21 St Peter's Hill	14	None	Allocation, no permission	Development	North
WR3f	4 Berkeley Avenue	14	-115 sq m car sales	Allocation, no permission	Development	West
WR3g	211-221 Oxford Road	11	-456 sq m retail	Allocation, no permission	Development	West
CA1c	Land at Lowfield Road	26	None	Allocation, no permission	Development	North
CA1d	Rear of 200-214 Henley Rd, 12-24 All Hallows Rd	21	None	Allocation, no permission	Development	North
CA1e	Rear of 13-14a Hawthorne Rd & 282-292 Henley Rd	10	None	Allocation, no permission	Development	North
CA2	Caversham Park	177	-11,494 office	(conversion of house only)	Change of use/development	North
CR14h	Central Club, London Street	17	-316 sq m community	Permitted, not started	Development	Central
CR14i	Enterprise House, 89-97 London Street	11	-722 sq m offices	Allocation, no permission	Change of use	Central
CR14j	Corner of Crown Street and Southampton Street	26	None	Allocation, no permission	Development	Central

SR3	South of Elgar Road Major Opportunity Area	603	-5,395 industrial, -8,695 retail	Allocation, no permission	Development	South
SR4a	Pulleyn Park, Rose Kiln Lane	145	-2,486 sq m industrial	Allocation, no permission	Development	South
SR4c	169-173 Basingstoke Road	90	-3,305 industrial	Allocation, no permission	Development	South
WR3r	Charters Car Sales, Oxford Road	14	-524 car sales	Allocation, no permission	Development	West
WR3s	Land at Kentwood Hill	65	None	Allocation, no permission	Development	West
WR3t	Land at Armour Hill	18	None	Allocation, no permission	Development	West
WR3m	103 Dee Road	54	None	Permitted, under construction	Development	West
ER1i	261-275 London Road	14	+255 sq m retail, -482 sq m car was	Allocation, no permission	Development	East
ER1k	131 Wokingham Road	11	+645 sq m retail, -194 sq m car hire	Allocation, no permission	Development	East
SR4b	3-29 Newcastle Road	18	None	Allocation, no permission	Development	South
ER1b	Dingley House, 3-5 Craven Road	37	-1,101 sq m healthcare	Allocation, no permission	Change of use/development	East
ER1c	Land rear of 8-26 Redlands Road	20	None	Allocation, no permission	Development	East
ER1d	Land adjacent to 40 Redlands Road	35	-371 sq m community	Allocation, no permission	Development	East
WR3n	Amethyst Lane	20	-1,185 sq m community	Permitted, not started	Development	West
WR3p	Alice Burrows Home, Dwyer Road	30	None	Permitted, not started	Development	West
CR11e	North of Station (remainder)	948	+51,870 sq m office, -2,579 sq m retail, -28,669 sq m car park	Allocation, partly permitted	Development	Central
CR11f	West of Caversham Road (remainder)	64	-3,297 sq m storage	Allocation, no permission	Development	Central
CR11i	Napier Court	360	-4,793 sq m offices	Allocation, no permission	Development	Central
CR11g	Riverside (remainder)	134	-326 sq m depot	Allocation, no permission	Development	Central
CR13c	Forbury Business Park and Kenavon Drive	232	-2,357 industrial	Allocation, no permission	Development	Central
CR14l	187-189 Kings Road	13	-832 sq m office	Allocation, no permission	Change of use	Central
CA1a	Reading University Boat Club, Thames Promenade	25	-571 sq m leisure	Allocation, no permission	Development	North
WR3b	2 Ross Road and Part of Manrose Manufacturing, Mea	66	-1,083 sq m industrial	Allocation, no permission	Development	West
WR2	Downing Road Playing Field	75	None	Allocated, no permission	Development	West
SR2	Land North of Manor Farm Road	1020	-19,940 sq m offices, -29,059 sq m industrial, -1,663 sq m retail, -3,787 sq m leisure	Allocation, no permission	Development	South
201138	12-18 Crown Street	44	-3,189 sq m apart hotel	Permitted, not started	Change of use	Central
221232	1-15 Queen Victoria St and 145-148 Friar Street	0	+4,083 sq m apart hotel, -2,404 sq m office, -477 sq m retail	Permitted, not started	Change of use/development	Central
221235	138-144 Friar Street	0	+6,264 sq m hotel, -801 sq m retail, -1,259 sq m sui generis	Permitted, not started	Development	Central
231495	Civic Offices, Bridge Street	0	+1,608 sq m library	Permitted, not started	Extension	Central
221936	Bennet Court, Bennet Road	0	+3,462 sq m industrial, -3,274 sq m office	Permitted, not started	Development	South
221345	362 Oxford Road	30	+126 sq m retail, -733 sq m social club	Resolution to grant permission	Development	West
None	Land at 9 Upper Crown Street	46	-1,687 sq m car park	Resolution to grant permission	Development	East
230279	2 Hexham Road	42	+779 sq m community	Resolution to grant permission	Development	South
240063	The Hexagon, Queens Walk	0	+1,218 sq m theatre	Resolution to grant permission	Extension	Central
ER1e	St Patricks Hall, Northcourt Avenue	0	500 bedspaces student accommodation	Allocation, no permission	Extension	East
SR1a	Land south of Island Road	0	+110,849 sq m industrial	Allocation, no permission	Development	South
SR1c	Island Road A33 frontage	0	+33,465 sq m industrial	Allocation, no permission	Development	South
SR4d	16-18 Bennet Road	0	+2,553 sq m industrial, -518 sq m office	Allocation, no permission	Development	South
30275	Land at Chazey Farm	0	+3,300 sq m residential care	Permitted, not started	Development, change of use	North
171893	The Woodley Arms, Waldeck Street	0	+1,035 sq m student accommodation	Permitted, under construction	Development	East

190591	127a Loverock Road	0	+1,687 sq m industrial	Permitted, not started	Development	West
100726	University of Reading, Chancellors Way	0	+12,191 education use	Permitted, not started	Development	East
211728	Dellwood Hospital, Liebenrood Road	0	+1,967 sq m residential care	Permitted, not started	Extension	West
100384	Unit 1, Paddock Road	0	+1,577 sq m industrial	Permitted, not started	Development	North
212061	Richfield Driving Range, Richfield Avenue	0	+11,333 sq m school	Permitted, under construction	Development	West
192054	Reading International Business Park	0	+15,080 sq m industrial	Permitted, not started	Development	South
70488	Plot 8, 600 South Oak Way	0	+20,430 sq m offices	Permitted, not started	Development	South
101623	Madejski Stadium, Royal Way	0	+28,442 football stadium	Permitted, not started	Extension	South
201853	Brunel Retail Park, Rose Kiln Lane	0	+13,376 industrial, -14,775 sq m retail	Permitted, not started	Development	South
None	Crowne Plaza Reading, Richfield Avenue	123	+4,448 sq m hotel	Nominated to plan process	Development	West
None	Part of car park, Tesco Extra, Napier Road	99	None	Nominated to plan process	Development	Central
None	2 Norman Place	180	-4,358 sq m offices	Nominated to plan process	Development	Central
None	Reading Bridge House, George Street	131	-12,290 sq m offices	Nominated to plan process	Change of use	Central
None	Kennet Place, Kings Road	105	-6,714 sq m offices	Nominated to Local Plan process	Change of use	Central
None	Part of Reading College, Kings Road	57	-263 sq m theatre, -240 sq m education	Nominated to Local Plan process	Development	Central
None	Land west of Milford Road	96	-3,977 sq m industrial	Nominated to Local Plan process	Development	West
None	Land at Drake Way (south)	25	None	Considered in Local Plan process	Development	South
None	Land at Drake Way (north)	11	None	Considered in Local Plan process	Development	South
None	Former Marketing Suite, Drake Way	28	None	Nominated to Local Plan process	Development	South
None	Site at Green Park Village, Flagstaff Way	22	None	Nominated to Local Plan process	Development	South
None	51 Church Road, Earley	26	-1,032 sq m hotel	Considered in Local Plan process	Development	East
None	Part of Tesco car park, Portman Road	66	None	Nominated to Local Plan process	Development	West
None	20-22 Duke Street	15	-720 sq m public house	Nominated to Local Plan process	Change of use and extension	Central
None	Reading Central Library, Abbey Square	27	-2,390 sq m library	Nominated to Local Plan process	Development	Central
None	Former Debenhams, The Oracle	159	-11,114 sq m retail	Nominated to Local Plan process	Development	Central
None	Vue Cinema, The Oracle	96	-964 sq m retail, -4,427 sq m leisure	Nominated to Local Plan process	Development	Central
None	Aquis House, Forbury Road	50	+620 sq m offices	Nominated to Local Plan process	Development	Central
None	33 Blagrove Street	25	-2,685 sq m offices	Nominated to Local Plan process	Change of use	Central
None	Sapphire Plaza, Watlington Street	82	-4,014 sq m offices	Nominated to Local Plan process	Development	Central
None	Royal Court, Kings Road	17	None	Nominated to Local Plan process	Development	Central
None	Reading Link Retail Park, Rose Kiln Lane	237	-6,498 sq m retail	Nominated to Local Plan process	Development	South

None	72 Berkeley Avenue	11	-711 sq m nursery	Nominated to Local Plan process	Change of use	West
None	John Lewis Depot, Mill Lane	121	-1,734 sq m warehouse	Nominated to Local Plan process	Development	Central
None	Tunbridge Jones, Cradock Road	77	-2,107 sq m industrial	Nominated to Local Plan process	Development	South
None	11 Basingstoke Road	216	-13,050 sq m offices	Nominated to Local Plan process	Development	South
None	Royal Berkshire Hospital, London Road	0	+53,333 sq m hospital use	Considered in Local Plan process	Extension/redevelopment	East
None	132-134 Bath Road	22	-135 sq m offices, -837 sq m industrial	Nominated to Local Plan process	Development	West
None	Southcote Library, Coronation Square	19	-355 sq m library	Nominated to Local Plan process	Development	West