

NON-RESIDENTIAL PLANNING COMMITMENTS AT 31 MARCH 2026

Information on the progress of non-residential development
between 1 April 2025 and 31 March 2026 in Reading Borough

Published May 2026

SUMMARY VERSION



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EXECUTIVE SUMMARY

This publication looks at commitments for non-residential development in Reading Borough at 31 March 2025. 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 2025 to 31 March 2026 using the use classes introduced in September 2020 are summarised in square metres below:

Summary of figures for 2025-26 (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	9,908	9,807	19,693	29,500	-8,140	21,360	130	0
B8	-3,236	5,213	0	5,213	76,523	81,736	-105	0
C1	1,513	66,045	3,858	69,903	0	69,903	22	0
C2	8,700	50,912	1,324	52,236	0	52,236	-1,096	154
E	-59,079	171,203	-64,203	107,000	18,034	125,034	-10,666	21,122
F1	3,468	7,105	1,958	9,063	1,100	10,163	335	0
F2	261	54,356	48	54,404	-222	54,182	-351	198
SG	-25	48,174	5,612	53,786	-89,188	-35,402	1,761	-11,754

In terms of new completions the largest change is a significant net loss of commercial (E) due mainly to some office to residential conversions and the demolition of an office building ahead of an industrial development. The other changes are relatively small scale.

In terms of development under construction, there is currently a significant amount of conversion from offices to residential underway in the town centre, which is the reason for the decrease in commercial use. There is also a relatively significant increase in industrial floorspace underway, due to two developments in south Reading.

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, and has reduced from last year. 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, there is a significant net loss of commercial due mainly to there being a number of new prior approvals for conversion to residential this year.

'Soft commitments' are those where there is not yet a formal planning permission in place, generally those where there has either been a resolution to grant planning permission subject to signing a Section 106 agreement, or which are identified in the Local Plan. In particular, it leads to a significant growth in employment space, particularly B8 on an allocation at Island Road. There is a significant loss of sui generis uses, mainly through redevelopment to residential.

Looking at 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), which has continued this year. In the long term there has also been a gain of storage and distribution floorspace, but this has reversed over the last few years and there is very little net change this year.

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 2025 to 31 March 2026 using the use classes existing prior to September 2020 are therefore summarised in square metres below:

Summary of figures for 2025-26 (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	2,095	2,468	-1,598	870	-7,367	-6,497	-1,365	1,598
A2	-255	-2,106	0	-2,106	-446	-2,552	0	0
A3	-661	-535	-296	-831	-3,138	-3,969	562	-404
A4	0	-147	0	-147	0	-147	0	0
A5	105	81	0	81	0	81	105	0
B1	-60,121	174,088	-61,816	112,272	32,477	144,749	-11,408	18,853
B2	9,908	9,807	18,542	28,349	-8,140	20,209	130	0
B8	-3,236	5,213	0	5,213	76,523	81,736	-105	0
C1	1,513	66,045	3,858	69,903	0	69,903	22	0
C2	8,700	50,912	1,324	52,236	0	52,236	-1,096	154
D1	4,185	7,128	2,412	9,540	-1,314	8,226	-68	1,273
D2	-513	50,693	252	50,945	-4,541	46,404	1,597	106
SG	-130	48,830	5,612	54,442	-85,947	-31,505	1,656	-11,860

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 2026 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 2026, and what has been completed during the monitoring year (1 April 2025 to 31 March 2026).
- 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 2026;
 - Amount of floorspace (net) that was under construction at 31 March 2026;
 - Amount of floorspace (net) with permission that was outstanding at 31 March 2026 (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 2026 ('soft commitments');
 - Amount of floorspace (net) that has been completed between 1 April 2025 and 31 March 2026;
 - Amount of floorspace (net) newly permitted between 1 April 2025 and 31 March 2026; and
 - Amount of floorspace (net) for which planning permission had lapsed at 31 March 2026.
- 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 2026 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 2025 survey has been updated to 2026 in four stages:
1. Outstanding commitments at March 2025 were identified from the [2025 survey](#).
 2. Relevant planning permissions granted between 1 April 2025 and 31 March 2026 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 2026 as possible. Due to the submission of the Local Plan in early May, these visits were slightly later than usual and took place in May and June. 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 2025 to 31 March 2026, 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 2026:
- 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. 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 – e.g. 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.

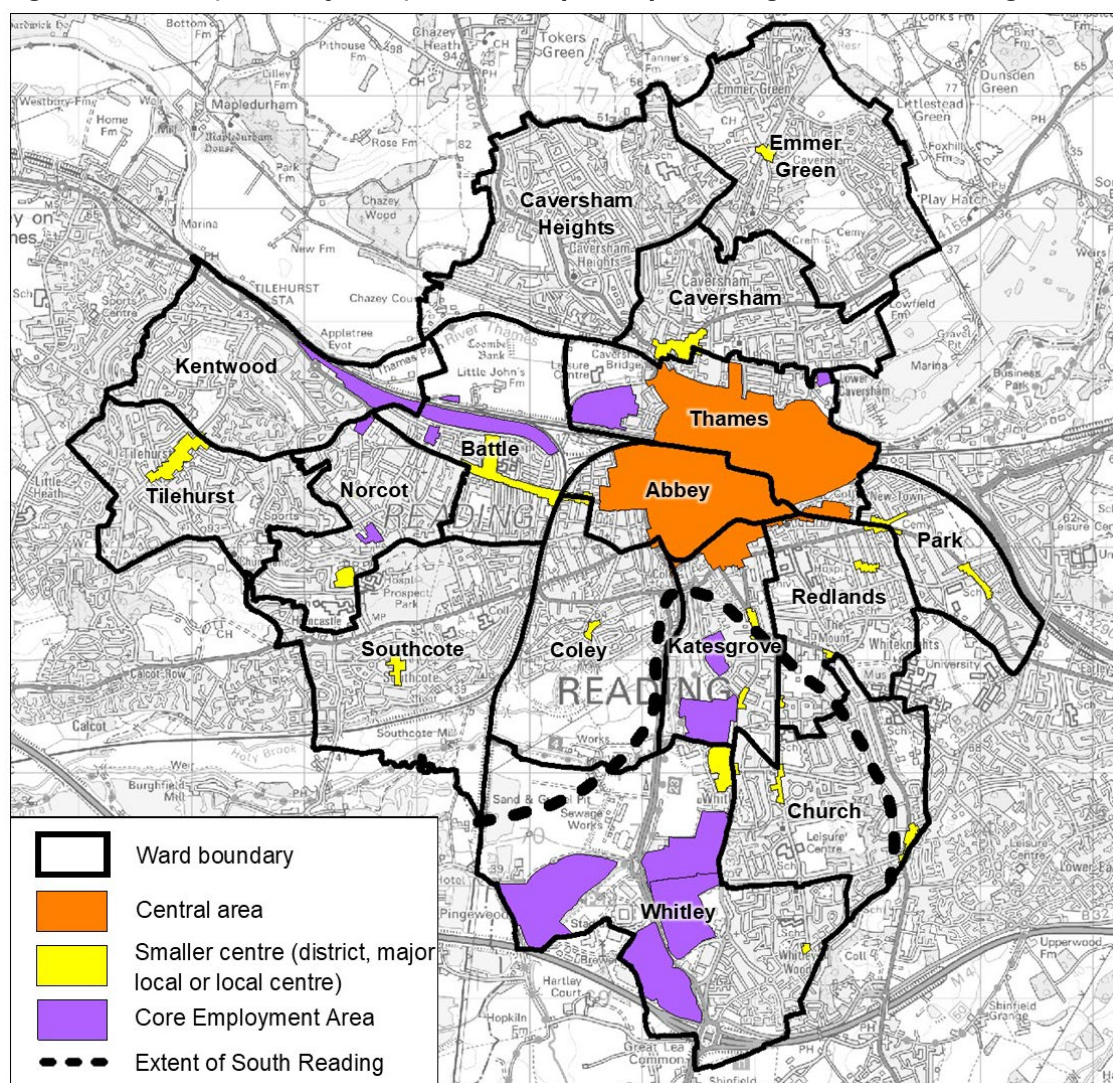
- 3.5 The tables are divided by status, and these are described below.
- 3.6 **Table 1** (showing old use classes) and **table 8** (new use classes) show the amount of net floorspace (i.e. taking account of both gains and losses) with planning permission (including both full and outline) but not yet started at 31 March 2026.
- 3.7 **Table 2** and **table 9** show the amount of net floorspace with planning permission that was under construction at 31 March 2026. 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 2026. 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 three 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 2026. 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.
 - Permissions in principle, which in Reading will be through an application for permission in principle route. There is an alternative route which is inclusion on Part 2 of the Council’s Brownfield Land Register, but there are no sites currently on Part 2 in Reading.
- 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 2025 and 31 March 2026. Floorspace is completed for these purposes when work on it has ended, even if it is still unoccupied.

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.

3.13 **Table 6** and **table 13** show the amount of net floorspace newly permitted between 1 April 2025 and 31 March 2026. 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.

3.14 **Table 7** and **table 14** show the amount of net floorspace for which planning permission had lapsed between 1 April 2025 and 31 March 2026. 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 2026 (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	2,468	-2,106	-535	-147	81	174,088	9,807	5,213	66,045	50,912	7,128	50,693	48,830
Abbey ward	4,456	-1,612	-785	-875	-83	67,810	0	0	31,984	24,767	915	-424	31,354
Battle ward	0	0	0	0	0	754	-66	-194	0	138	0	-100	250
Caversham ward	662	-330	-44	0	0	663	0	-663	0	0	-361	652	125
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	0	0	0	0
Coley ward	0	0	0	0	0	-5,744	3,081	322	0	298	0	0	-298
Emmer Green ward	0	0	0	0	0	0	0	0	0	10,575	0	94	-10,698
Katesgrove ward	112	0	0	0	0	-2,093	-122	670	-3,189	0	-87	-1,242	-2,045
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	0	0	0	0
Redlands ward	0	-164	0	0	164	-392	0	0	12,191	9,867	-251	0	0
Southcote ward	0	0	140	0	0	0	0	0	54	1,967	0	0	0
Thames ward	1,105	0	-739	0	0	20,606	-536	-2,379	0	0	3,100	0	47
Tilehurst ward	0	0	0	0	0	-174	0	0	0	0	0	0	0
Whitley ward	-3,867	0	728	728	0	92,658	5,783	7,457	25,005	0	0	51,713	30,095
Central Reading (LP designation)	5,561	-1,612	-1,524	-875	-83	79,418	-536	0	28,795	24,767	4,039	-1,666	31,051
Smaller Centres (LP designation)	662	-494	-44	0	164	422	-66	-857	0	0	0	652	125
Town Centres Sub-Total	6,223	-2,106	-1,568	-875	81	79,840	-602	-857	28,795	24,767	4,039	-1,014	31,176
South Reading (LP designation)	-3,755	0	728	728	0	89,578	8,742	8,127	25,005	0	0	51,713	30,095
Core Employment Areas (LP designation)	112	0	165	0	0	20,238	7,328	-1,094	0	0	0	0	1,588

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2026 (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	-1,598	0	-296	0	0	-61,816	18,542	0	3,858	1,324	2,412	252	5,612
Abbey ward	-1,617	0	-296	0	0	-38,762	0	0	4,083	0	1,608	0	6,198
Battle ward	19	0	0	0	0	0	0	0	0	0	0	350	0
Caversham ward	0	0	0	0	0	-160	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	431	0	0	0
Coley ward	0	0	0	0	0	474	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	0	0	0	0	0	-3,647	0	0	0	0	-230	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	142	0	0	0
Park ward	0	0	0	0	0	0	0	0	0	0	0	0	-180
Redlands ward	0	0	0	0	0	0	0	0	0	225	779	0	0
Southcote ward	0	0	0	0	0	0	0	0	-225	526	729	-98	-406
Thames ward	0	0	0	0	0	-20,367	0	0	0	0	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	646	18,542	0	0	0	0	0	0
Central Reading (LP designation)	-1,617	0	-296	0	0	-62,655	0	0	4,083	0	1,378	0	6,198
Smaller Centres (LP designation)	19	0	0	0	0	-160	0	0	0	0	0	0	0
Town Centres Sub-Total	-1,598	0	-296	0	0	-62,815	0	0	4,083	0	1,378	0	6,198
South Reading (LP designation)	0	0	0	0	0	646	18,542	0	0	0	779	0	0
Core Employment Areas (LP designation)	0	0	0	0	0	646	18,542	0	0	0	0	0	0

READING BOROUGH COUNCIL – NON-RESIDENTIAL COMMITMENTS 2026 (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	870	-2,106	-831	-147	81	112,272	28,349	5,213	69,903	52,236	9,540	50,945	54,442
Abbey ward	2,839	-1,612	-1,081	-875	-83	29,048	0	0	36,067	24,767	2,523	-424	37,552
Battle ward	19	0	0	0	0	754	-66	-194	0	138	0	250	250
Caversham ward	662	-330	-44	0	0	503	0	-663	0	0	-361	652	125
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	-5,270	3,081	322	0	298	-474	0	-298
Emmer Green ward	0	0	0	0	0	0	0	0	0	10,575	0	94	-10,698
Katesgrove ward	112	0	0	0	0	-5,740	-122	670	-3,189	0	-317	-1,242	-2,045
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	142	3,812	0	0
Park ward	0	0	0	0	0	0	0	0	0	0	0	0	-180
Redlands ward	0	-164	0	0	164	-392	0	0	12,191	10,092	528	0	0
Southcote ward	0	0	140	0	0	0	0	0	-171	2,493	729	-98	-406
Thames ward	1,105	0	-739	0	0	239	-536	-2,379	0	0	3,100	0	47
Tilehurst ward	0	0	0	0	0	-174	0	0	0	0	0	0	0
Whitley ward	-3,867	0	728	728	0	93,304	24,325	7,457	25,005	0	0	51,713	30,095
Central Reading (LP designation)	3,944	-1,612	-1,820	-875	-83	16,763	-536	0	32,878	24,767	5,417	-1,666	37,249
Smaller Centres (LP designation)	681	-494	-44	0	164	262	-66	-857	0	0	0	652	125
Town Centres Sub-Total	4,625	-2,106	-1,864	-875	81	17,025	-602	-857	32,878	24,767	5,417	-1,014	37,374
South Reading (LP designation)	-3,755	0	728	728	0	90,224	27,284	8,127	25,005	0	779	51,713	30,095
Core Employment Areas (LP designation)	112	0	165	0	0	20,884	25,870	-1,094	0	0	0	0	1,588

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

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

Ward, designation or site type	A1	A2	A3	A4	A5	B1	B2	B8	C1	C2	D1	D2	Sui generis
Reading Borough Total	-7,367	-446	-3,138	0	0	32,477	-8,140	76,523	0	0	-1,314	-4,541	-85,947
Abbey ward	18,610	-446	-3,138	0	0	4,500	-1,121	0	0	0	-448	-4,400	-34,645
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	0	0
Coley ward	0	0	0	0	0	0	0	0	0	0	0	0	-988
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	-9,661	0	0	0	0	-802	-7,831	-3,096	0	0	0	0	-2,797
Kentwood ward	0	0	0	0	0	0	0	0	0	0	0	0	-582
Norcot ward	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0
Thames ward	-16,334	0	0	0	0	49,255	-1,145	-7,633	0	0	777	3,100	-42,037
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	0	-3,241	-1,396
Central Reading (LP designation)	2,276	-446	-3,138	0	0	52,953	-1,121	-10,199	0	0	329	-1,300	-76,682
Smaller Centres (LP designation)	940	0	0	0	0	-19,900	0	-28,748	0	0	0	-3,241	-851
Town Centres Sub-Total	3,216	-446	-3,138	0	0	33,053	-1,121	-38,947	0	0	329	-4,541	-77,533
South Reading (LP designation)	-9,661	0	0	0	0	-20,476	-5,131	86,722	0	0	0	-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 2025-2026 (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	-1,365	0	562	0	105	-11,408	130	-105	22	-1,096	-68	1,597	1,656
Abbey ward	-210	0	562	0	0	-3,585	0	0	-198	0	0	0	334
Battle ward	0	0	0	0	0	0	0	0	0	0	0	0	150
Caversham ward	0	0	0	0	0	-119	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	-2,155	0	0	1,235
Coley ward	0	0	0	0	0	0	0	0	0	0	0	1,780	250
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	-1,202	0	-105	0	0	0	0	-318
Kentwood ward	0	0	0	0	0	0	130	0	0	0	513	0	-513
Norcot ward	-479	0	0	0	0	0	0	0	0	0	0	0	0
Park ward	-216	0	0	0	0	-2,186	0	0	0	0	216	0	0
Redlands ward	5	0	0	0	105	-241	0	0	0	951	0	0	248
Southcote ward	0	0	0	0	0	0	0	0	0	0	-394	0	0
Thames ward	-1,265	0	0	0	0	0	0	0	220	108	0	0	115
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	800	0	0	0	0	-4,075	0	0	0	0	0	-183	155
Central Reading (LP designation)	-1,475	0	562	0	0	-3,827	0	-105	220	108	0	0	-713
Smaller Centres (LP designation)	-211	0	0	0	105	-1,079	0	0	0	0	-581	0	40
Town Centres Sub-Total	-1,686	0	562	0	105	-4,906	0	-105	220	108	-581	0	-673
South Reading (LP designation)	800	0	0	0	0	-5,035	0	0	0	0	0	1,597	1,812
Core Employment Areas (LP designation)	0	0	0	0	0	-4,075	130	0	0	0	0	0	270

Table 6: Planning permissions (hard commitments) permitted during 2025-2026* (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	2,095	-255	-661	0	105	-60,201	9,908	-3,236	1,513	8,700	4,185	-513	-130
Abbey ward	1,506	-255	-93	0	0	-36,478	0	0	2,022	0	-111	-424	10,521
Battle ward	0	0	0	0	0	55	-66	-194	0	138	0	0	150
Caversham ward	0	0	-568	0	0	503	0	-663	0	0	-361	0	125
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	-2,155	0	0	0
Coley ward	0	0	0	0	0	-3,066	3,081	0	0	0	0	0	250
Emmer Green ward	0	0	0	0	0	0	0	0	0	10,575	0	94	-10,698
Katesgrove ward	0	0	0	0	0	-2,253	0	0	0	0	350	0	-148
Kentwood ward	0	0	0	0	0	0	0	0	0	0	513	0	-513
Norcot ward	0	0	0	0	0	0	0	0	0	142	0	0	0
Park ward	-216	0	0	0	0	0	0	0	0	0	216	0	0
Redlands ward	5	0	0	0	105	-463	0	0	0	0	-251	0	28
Southcote ward	0	0	0	0	0	0	0	0	-729	0	729	0	0
Thames ward	0	0	0	0	0	-13,203	0	-2,379	220	0	3,100	0	0
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	800	0	0	0	0	-5,296	6,893	0	0	0	0	-183	155
Central Reading (LP designation)	1,506	-255	-93	0	0	-54,121	0	0	2,440	0	3,450	-424	9,124
Smaller Centres (LP designation)	-211	0	-568	0	105	558	-66	-857	0	0	216	0	165
Town Centres Sub-Total	1,295	-255	-661	0	105	-53,563	-66	-857	2,440	0	3,666	-424	9,289
South Reading (LP designation)	800	0	0	0	0	-8,548	9,974	0	0	0	0	-183	357
Core Employment Areas (LP designation)	0	0	0	0	0	-2,917	6,893	-2,379	0	0	0	0	155

* This does not include permissions that are similar to proposals outstanding at 31 March 2025 on the same site

Table 7: Planning permissions (hard commitments) lapsed during 2025-2026* (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	1,598	0	-404	0	0	18,853	0	0	0	154	1,273	106	-11,860
Abbey ward	-154	0	-404	0	0	-792	0	0	0	0	-426	106	154
Battle ward	0	0	0	0	0	370	0	0	0	0	0	0	-801
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	922	0	-860
Emmer Green ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	0	-454	0	0	0	0	0	0	208
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	154	0	0	0
Redlands ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Thames ward	1,752	0	0	0	0	19,729	0	0	0	0	777	0	-10,561
Tilehurst ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Reading (LP designation)	1,598	0	-404	0	0	18,483	0	0	0	0	351	106	-10,629
Smaller Centres (LP designation)	0	0	0	0	0	0	0	0	0	0	0	0	-801
Town Centres Sub-Total	1,598	0	-404	0	0	18,483	0	0	0	0	351	106	-11,430
South Reading (LP designation)	0	0	0	0	0	0	0	0	0	0	0	0	0
Core Employment Areas (LP designation)	0	0	0	0	0	370	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	9,807	5,213	66,045	50,912	171,203	7,105	54,356	48,174
Abbey ward	0	0	31,984	24,767	69,846	514	0	30,396
Battle ward	-66	-194	0	138	754	-100	0	250
Caversham ward	0	-663	0	0	1,289	-361	0	777
Caversham Heights ward	0	0	0	3,300	0	0	0	0
Church ward	0	0	0	0	0	0	0	0
Coley ward	3,081	322	0	298	-5,744	0	0	-298
Emmer Green ward	0	0	0	10,575	0	0	94	-10,698
Katesgrove ward	-122	670	-3,189	0	-2,197	140	-11	-3,287
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	0	0	0	0	0
Redlands ward	0	0	12,191	9,867	-807	0	0	164
Southcote ward	0	0	54	1,967	140	0	0	0
Thames ward	-536	-2,379	0	0	20,972	3,100	0	47
Tilehurst ward	0	0	0	0	-174	0	0	0
Whitley ward	5,783	7,457	25,005	0	86,959	0	54,273	30,823
Central Reading (LP designation)	-536	0	28,795	24,767	81,715	3,754	-11	28,851
Smaller Centres (LP designation)	-66	-857	0	0	884	0	0	941
Town Centres Sub-Total	-602	-857	28,795	24,767	82,599	3,754	-11	29,792
South Reading (LP designation)	8,742	8,127	25,005	0	83,991	0	54,273	30,823
Core Employment Areas (LP designation)	7,328	-1,094	0	0	20,515	0	0	1,588

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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	19,693	0	3,858	1,324	-64,203	1,958	48	5,612
Abbey ward	1,151	0	4,083	0	-41,826	1,608	0	6,198
Battle ward	0	0	0	0	19	350	0	0
Caversham ward	0	0	0	0	-160	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	431	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	-3,925	0	48	0
Kentwood ward	0	0	0	0	0	0	0	0
Norcot ward	0	0	0	142	0	0	0	0
Park ward	0	0	0	0	0	0	0	-180
Redlands ward	0	0	0	225	779	0	0	0
Southcote ward	0	0	-225	526	631	0	0	-406
Thames ward	0	0	0	0	-20,367	0	0	0
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	18,542	0	0	0	646	0	0	0
Central Reading (LP designation)	1,151	0	4,083	0	-65,997	1,608	48	6,198
Smaller Centres (LP designation)	0	0	0	0	-141	0	0	0
Town Centres Sub-Total	1,151	0	4,083	0	-66,138	1,608	48	6,198
South Reading (LP designation)	18,542	0	0	0	1,425	0	0	0
Core Employment Areas (LP designation)	18,542	0	0	0	646	0	0	0

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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	29,500	5,213	69,903	52,236	107,000	9,063	54,404	53,786
Abbey ward	1,151	0	36,067	24,767	28,020	2,122	0	36,594
Battle ward	-66	-194	0	138	773	250	0	250
Caversham ward	0	-663	0	0	1,129	-361	0	777
Caversham Heights ward	0	0	0	3,300	0	0	0	0
Church ward	0	0	0	431	0	0	0	0
Coley ward	3,081	322	0	298	-5,744	0	0	-298
Emmer Green ward	0	0	0	10,575	0	0	94	-10,698
Katesgrove ward	-122	670	-3,189	0	-6,122	140	37	-3,287
Kentwood ward	1,667	0	0	0	165	0	0	0
Norcot ward	0	0	0	142	0	3,812	0	0
Park ward	0	0	0	0	0	0	0	-180
Redlands ward	0	0	12,191	10,092	-28	0	0	164
Southcote ward	0	0	-171	2,493	771	0	0	-406
Thames ward	-536	-2,379	0	0	605	3,100	0	47
Tilehurst ward	0	0	0	0	-174	0	0	0
Whitley ward	24,325	7,457	25,005	0	87,605	0	54,273	30,823
Central Reading (LP designation)	615	0	32,878	24,767	15,718	5,362	37	35,049
Smaller Centres (LP designation)	-66	-857	0	0	743	0	0	941
Town Centres Sub-Total	549	-857	32,878	24,767	16,461	5,362	37	35,990
South Reading (LP designation)	27,284	8,127	25,005	0	85,416	0	54,273	30,823
Core Employment Areas (LP designation)	25,870	-1,094	0	0	21,161	0	0	1,588

*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	-8,140	76,523	0	0	18,034	1,100	-222	-89,188
Abbey ward	-1,121	0	0	0	14,678	0	0	-34,645
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	0	0	0	0
Coley ward	0	0	0	0	0	0	0	-988
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	-7,831	-3,096	0	0	-10,463	0	0	-2,797
Kentwood ward	0	0	0	0	0	0	0	-582
Norcot ward	0	0	0	0	0	0	0	0
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	0	0	0	0
Thames ward	-1,145	-7,633	0	0	35,500	1,100	198	-42,037
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)	-1,121	-10,199	0	0	49,376	1,100	198	-76,682
Smaller Centres (LP designation)	0	-28,748	0	0	-18,960	0	0	-4,092
Town Centres Sub-Total	-1,121	-38,947	0	0	30,416	1,100	198	-80,774
South Reading (LP designation)	-5,131	86,722	0	0	-30,137	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

Table 12: Planning permissions (hard commitments) completed 2025-2026 (use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	130	-105	22	-1,096	-10,666	335	-351	1,761
Abbey ward	0	0	-198	0	-3,065	0	-168	334
Battle ward	0	0	0	0	0	0	0	150
Caversham ward	0	0	0	0	-522	0	0	0
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	-2,155	0	0	0	1,235
Coley ward	0	0	0	0	1,780	0	0	250
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	-105	0	0	-1,202	0	0	-318
Kentwood ward	130	0	0	0	0	513	0	-513
Norcot ward	0	0	0	0	-479	0	0	0
Park ward	0	0	0	0	-2,402	216	0	0
Redlands ward	0	0	0	951	-236	0	0	353
Southcote ward	0	0	0	0	0	-394	0	0
Thames ward	0	0	220	108	-1,265	0	0	115
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	-3,275	0	-183	155
Central Reading (LP designation)	0	-105	220	108	-4,572	0	-168	-713
Smaller Centres (LP designation)	0	0	0	0	-1,693	-178	0	145
Town Centres Sub-Total	0	-105	220	108	-6,265	-178	-168	-568
South Reading (LP designation)	0	0	0	0	-2,455	0	-183	1,812
Core Employment Areas (LP designation)	130	0	0	0	-4,075	0	0	270

Table 13: Planning permissions (hard commitments) permitted during 2025-2026* (use classes from 1st September 2020)

Ward, designation or site type	B2	B8	C1	C2	E	F1	F2	Sui generis
Reading Borough Total	9,908	-3,236	1,513	8,700	-59,079	3,468	261	-25
Abbey ward	0	0	2,022	0	-35,855	0	0	10,521
Battle ward	-66	-194	0	138	55	0	0	150
Caversham ward	0	-663	0	0	-65	-361	0	125
Caversham Heights ward	0	0	0	0	0	0	0	0
Church ward	0	0	0	-2,155	0	0	0	0
Coley ward	3,081	0	0	0	-3,066	0	0	250
Emmer Green ward	0	0	0	10,575	0	0	94	-10,698
Katesgrove ward	0	0	0	0	-2,253	0	350	-148
Kentwood ward	0	0	0	0	0	513	0	-513
Norcot ward	0	0	0	142	0	0	0	0
Park ward	0	0	0	0	-216	216	0	0
Redlands ward	0	0	0	0	-709	0	0	133
Southcote ward	0	0	-729	0	729	0	0	0
Thames ward	0	-2,379	220	0	-13,203	3,100	0	0
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	6,893	0	0	0	-4,496	0	-183	155
Central Reading (LP designation)	0	0	2,440	0	-53,387	3,100	350	9,124
Smaller Centres (LP designation)	-66	-857	0	0	-221	216	0	270
Town Centres Sub-Total	-66	-857	2,440	0	-53,608	3,316	350	9,394
South Reading (LP designation)	9,974	0	0	0	-7,748	0	-183	357
Core Employment Areas (LP designation)	6,893	-2,379	0	0	-2,917	0	0	155

* This does not include permissions that are similar to proposals outstanding at 31 March 2025 on the same site

Table 14: Planning permissions (hard commitments) lapsed during 2025-2026* (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	0	154	21,122	0	198	-11,754
Abbey ward	0	0	0	0	-1,776	0	0	260
Battle ward	0	0	0	0	370	0	0	-801
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	922	0	0	-860
Emmer Green ward	0	0	0	0	0	0	0	0
Katesgrove ward	0	0	0	0	-454	0	0	208
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	154	0	0	0	0
Redlands ward	0	0	0	0	0	0	0	0
Southcote ward	0	0	0	0	0	0	0	0
Thames ward	0	0	0	0	22,060	0	198	-10,561
Tilehurst ward	0	0	0	0	0	0	0	0
Whitley ward	0	0	0	0	0	0	0	0
Central Reading (LP designation)	0	0	0	0	19,830	0	198	-10,523
Smaller Centres (LP designation)	0	0	0	0	0	0	0	-801
Town Centres Sub-Total	0	0	0	0	19,830	0	198	-11,324
South Reading (LP designation)	0	0	0	0	0	0	0	0
Core Employment Areas (LP designation)	0	0	0	0	370	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
2025	835,918	567,072
2026	824,640	566,967

Source: Planning Commitments for Employment Uses, BCC 1991-1998, JSPU 1998-2010, RBC 2011-2026

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)
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
2025	-992	-1,851	182,204	18,571	8,344
2026	870	-2,106	112,272	28,349	5,213

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2026

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)
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

Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
2019	0	-640	-940	0	0
2020	348	-721	42,666	-22,728	79,193
2021	-322	-446	35,963	-11,917	77,264
2022	4,984	-446	54,964	-10,343	77,161
2023	260	-446	34,385	-10,090	77,264
2024	-1,184	-446	9,587	-8,206	77,070
2025	-911	-446	-2,641	1,768	77,070
2026	-7,367	-446	32,477	-8,140	76,523

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2026

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)
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
2014/15	-3,852	-342	-27,334	1,715	-1,680
2015/16	-1,210	-628	-14,219	26,239	-41
Total 2006-2016	8,523	-3,256	65,158	-40,340	123,420
Annual Average	852	-326	6,516	-4,034	12,342
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
2024/25	-544	-1,553	-23,453	0	1,170
2025/26	2,095	-255	-60,201	9,908	-3,236
Total 2016-2026	-34,331	-4,982	-142,553	36,932	-12,963
Annual Average	-3,433	-498	-14,255	3,693	-1,296

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2026

COMPLETIONS

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

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

Year	Retail (A1)	Financial & Professional Services (A2)	Business (B1)	General & Special Industry (B2)	Storage & Distribution (B8)
2006/07	-850	-420	-5,760	-4,920	1,610
2007/08	7,830	560	-14,210	0	-14,120
2008/09	3,730	-130	-3,680	1,410	-3,600
2009/10	-2,500	1,270	53,810	-6,060	2,630
2010/11	2,770	-210	-44,050	560	3,850
2011/12	80	0	-13,690	-59,610	-920
2012/13	-1,720	1,380	-11,040	1,170	84,570
2013/14	-2,055	-595	-4,918	-14,738	6,408
2014/15	218	-455	-55,748	-122	1,445
2015/16	-1,210	-693	-23,137	-300	172
Total 2006-2016	6,293	707	-122,423	-82,610	82,045
Annual Average	629	71	-12,242	-8,261	8,205
2016/17	-15,141	-48	-18,869	5,493	-62
2017/18	1,234	-213	21,162	21,162	3,856
2018/19	-8,270	557	-5,939	9,786	1,305
2019/20	-9,064	-2,219	4,020	0	-699
2020/21	-5,130	0	-3,942	-4,025	-10,237
2021/22	-2,945	-383	24,427	-1,087	586
2022/23	-693	-531	-7,498	-586	-3,213
2023/24	-74	0	-2,314	-3,294	-859
2024/25	-623	-334	21,454	229	-616
2025/26	-1,365	0	-11,408	130	-105
Total 2016-2026	-42,071	-3,171	21,093	27,808	-10,044
Annual Average	-4,207	-317	2,109	2,781	-1,004

Source: Planning Commitments for Employment Uses, JSPU 2004-2010, RBC 2011-2026

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