

Appendix B.6: Cumulative Assessment

The Cumulative Impact Assessment shows the construction job requirement for each project included in the cumulative assessment and the impact on the local labour market.

The impact of labour demands to complete all projects is expressed as the 'absorption capacity' of the labour market area. The Absorption Capacity analysis assumes a worst case scenario (i.e. all cumulative projects will be constructed at the same time.) In practice this is unlikely to occur for a number of reasons:

- Some of the projects may not be consented or developed;
- The construction of the noted schemes is unlikely to take place concurrently.
- Some involve construction over a more extended period than the project (further diluting absorption effects);
- Labour can generally be brought in from further afield; and
- A proportion of specialist labour would be sourced from across the UK.

Table B-6-1. Cumulative Projects (Scoped In)

Applicat ion Ref	Locatio n	Proposal	Submissi on/ Decision Date	Distan ce from Site	Council	Offi ce	Residential	indust rial	Accommod ation	Superma rket	Ca fé	Resi refu rb	Offi ce refu rb	Acco m refur b	Cost	Person years of employ ment
151356	Trinity Hall, South Street, RG1 4QU	Erection of part 3, part 4 storey building to provide 25 student units (42 bed spaces) (Sui Generis) and associated works, following demolition	03/12/15 Approved	1km	RBC		25 (student accommodation)								1,450,580	7.1

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		of existing 3 storey building (Sui Generis).														
162087	Kings Point 120 Kings Road Reading RG1 3DA	Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floor space at ground and mezzanine floor level together with parking and associated landscaping (without complying with conditions (2, 7, 8, 9,	Approved 09/02/17	0.7km	RBC		103			351.5sqm commercial					11,660,760	57

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		18, 19, 28 of planning permission 150019) to allow the removal of sub-basement, enlargement of basement level and internal and external alterations at the basement, ground and mezzanine levels (amended description)														
160378	Former Gas works building gas works road, Reading	Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4,5 and 6 storey building adjacent to the River Kennet and	Approved 28/10/16	0.5km	RBC		20								1,996,262	10

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		a 3-storey building fronting Gas Works Road, providing 20 (10x1, 9x2 and 1x3-bed) residential units (Class C3).														
170509	Kenavo n Drive Reading	Demolition of the two-existing retail (Homebase and Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial	10/01/18 Recomme nded to grant	0.3km	RBC		765			1478.5sq m					92,501, 376	452

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		units (3x flexible Class A1-5, B1 or D1-2 uses, 1x flexible Class A1-A5 use, 1x flexible Class A3 or A4 use), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works.														
162166	Former Cooper Reading Bmw Kings Meadow Road, Reading RG1 8BN	Erection of a part 12 storey, part 23 storey building comprising 315 apartments. Demolition of existing multi-storey car park.	Permission Granted 23/11/17	0.7km	RBC		315								418020 80	204
170512	Aspen, 300 Kings Road, Reading	Change of use of office building from Class B1(a)	Permission Granted 25/05/17	0.7km	RBC							78				

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	, RG1 4HP	(offices) to C3 (dwelling houses) to comprise 78 flats.														
162353	191 Kings Road Reading RG1 4EX	Erection of a single storey roof extension to provide 14 additional student units (sui generis)	Permission granted 10/02/17	0.5	RBC							14			463600	2
161648	Tangent House 16 Forbury Road Reading RG1 1SB	Residential	02/09/201 6 Decision Pending	0.7km South West	RBC		15								2,142,450 .0	20.5
161601	Building 1 New Century Place East Street Reading RG1 4QJ	Residential	24/08/201 6 Permission granted 19/10/201 6	0.9km South West	RBC		75								10,712,25 0.0	102.6
161602	Building 2 New Century Place East Street Reading RG1 4ET	Change of use (industrial to Residential)	24/08/201 6 Permission granted 19/10/201 6	0.9km South West	RBC							58			656,660.0	63.8

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161205	187-189 & 191 Kings Road Reading RG1 4EX	Residential (student accommod ation)	29/06/201 6 Decision Pending	0.7km South	RBC		150								21,424,50 0.0	205.3
160994	28 Woking ham Road Reading RG6 1JQ	Residential (student accommod ation)	27/05/201 6 Decision Pending	0.8km South			20								2856600. 0	27.4
160849	Jackson s Corner1 -9 Kings Road Reading RG1 3AS	Residential	17/05/201 6 Permission granted 20/03/201 7	0.9km South West	Reading BC		33								4713390. 0	45.2
160775	173-175 Kings Road Reading	Residential change of use	13/06/201 6 Permission granted 22/12/16	0.6km South	Reading BC							15			1721550. 0	16.5
150498	34 Eldon Terrace	Residential	20/03/201 6 Decision pending	0.7km South West	Reading BC		14								1999620. 0	19.2
160212	160-163 Friar Street Reading RG1 1HE	Residential Change of use	04/04/201 6 Permission granted	1.1km South West	RBC							28			3213560. 0	30.8
160158	194 Kings Road	Change of use	15/03/201 6	0.6km South West	Reading BC											

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	Reading RG1 4NH	residential units	Permission granted									14			1606780. 0	15.4
152222	Kings Reach 38-50 Kings Road Reading	Change of use from Class B1 (a) (Offices) to C3 (dwelling houses) to comprise 65-75 apartments.	05/02/201 6 Permission granted	0.8km South West	Reading BC							75			8607750. 0	82.5
151345	7 Blagrav e Street Reading RG1 1PJ	Erection of basement and 5 storey building to provide café and 23 bed & breakfast rooms following demolition of existing 2 storey building (café and 5 bed & breakfast rooms).	19/05/201 6 Permission refused- previously withdrew application , may appeal	0.9km South West	Reading BC				491		97				1184413. 0	11.3
151012	The Forbury Hotel Apartme nts Abbey Square Reading	Change of use from 17 residential units (Class C3) to 17 serviced accommod ation units	22/09/201 5 Permission granted	0.7km South West	Reading BC		17								2428110. 0	23.3

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		(Class C1) (Retrospecti ve)														
151013	149 London Road Reading RG1 5DE	Certificate of Lawfulness for existing use as 10 self- contained flats at first and second floor level.	30/11/201 6	0.7km South	Reading BC		10								1428300. 0	13.7
			Permission granted.													
150731	Universi ty Of Reading London Road Reading RG1 5AQ	Proposed conversion and alteration of existing buildings to residential use (53 dwellings) together with car and cycle parking, landscaping and bin stores.	14/10/201 5	0.9km South	Reading BC							53			6082810. 0	58.3
150685	Princes House 73A London Road Reading RG1 5UZ	Change of use of existing building from Class B1(a) (offices) to C3 (dwelling houses) to	16/06/201 5	0.8km South West	Reading BC							26			2984020. 0	28.6

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		comprise 18 x 1 bed flats and 8 x 2 bedroom flats.														
150229	Hanover House 202 Kings Road Reading	Change of use of fourth floor to residential use (Class C3) to provide 14 residential units and associated works.	23/06/2015 Permission granted	0.6km South	Reading BC							14			1606780.0	15.4
141986	252 Kings Road Reading RG1 4JL	Change of use and extension of the existing office building Berkshire House (252 – 256 Kings Road, Reading) to create a six storey student residential building.	24/03/2015 Permission granted	0.6km South	Reading BC									2281	2908275.0	27.9
141834	60 Queens Road Reading RG1 4BS	Change of use of ground, first and second floors from Class B1 (a) (offices) to C3	08/01/2015 Permission granted	0.8km South West	Reading BC							30			3443100.0	33.0

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		(dwelling houses) to comprise 8 x 2-bed flats and 22 x 1-bed flats.														
141784	1 Southern Court South Street Reading RG1 4QS	Change of use of building from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 12 x self-contained studio units and 1 x 3 bed flat.	29/12/2014 Permission granted	0.9km South West	Reading BC							15			1721550.0	16.5
141280	42 Market Place Reading	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 5 x two bed flats, 13 x one bed flats and 18 studio flats.	01/10/2014 Permission granted	0.9km South West	Reading BC							37			4246490.0	40.7
152354	Units 62-67 Suttons Business	Full application for the proposed	11/11/2015 Permission granted	0.1km South	Wokingham BC	3692									6161948.0	59.0

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	s Park Reading RG6 1AZ	redevelopm ent of site and the erection of new building for B2 use including office space and storage areas, plus associated car parking and landscape works.														
150011	410 Thames Valley Park Drive Earley Woking ham RG6 1RH	Full application for the proposed refurbishme nt of existing office block, including the provision of a fourth storey roof terrace; replacemen t glazed atrium and entrance; internal core reconfigurat ion; floor plate renewal and	08/09/201 5 Permission granted	0.6km East	Woking ham BC	777									1296813. 0	12.4

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		associated M&E services renewal.														
161666	Unit 21 Suttons Park Avenue Earley RG6 1LA	Full application for demolition of existing industrial unit (Unit 21) and the erection of a retail supermarket (use class A1) and a drive-through coffee shop/cafe (mixed use class A3/A5) with associated car parking and landscaping	15/09/2016 Permission granted	0.2km South	Wokingham BC					1717	167				3030171.0	29.0
161066	Units 27, 28, 68 And 69, Suttons Business Park Suttons Park Avenue Earley RG6 1AZ	Full application for the demolition of existing Class B1 office buildings (Units 68 and 69) and the erection of three industrial	29/06/2016	0.2km South	Wokingham BC			9155							7955695.0	76.2

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		units with ancillary office space and car parking/ landscaping , refurbishment of existing storage and distribution building (Unit 27-28) and reconfiguration of car parking area; the erection of a new industrial unit with ancillary office space together with new car parking and landscaping ; erection of a new security hut.	Permission granted													
162736	Units 68 and 69, Suttons Business Park Suttons Park Avenue	Full application for the proposed erection of 1no class B2/B8 industrial	15/12/16 Permission granted	0.2	Wokingham BC										No data	No data

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	Earley RG6 1AZ	unit with ancillary office space and associated car parking, landscaping and recycling building, following demolition of existing buildings.														
TOTAL															£25,6,008 ,243	1807