

13 September 2021

Planning Department
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

FAO: Connie Davis

Dear Connie,

Planning Portal Reference: PP-10143362

400 Longwater Avenue, Green Park Business Park, RG2 6GP

Introduction

On behalf of our client, Green Park Reading No.1 LLP (GPR) (a subsidiary of Mapletree Investments Pte Ltd), we write to submit a full planning application for the *removal of the link bridge* at 400 Longwater Avenue (LWA), Green Park Business Park, RG2 6GP.

Background

Non-Material Amendment Application (NMA) (ref. 211092) was submitted under Section 96A of the Town and Country Planning Act (1990) (as amended) on 22 June 2021. The NMA application sought to amend Condition 2 as first approved by Planning Permission ref. 160569 and amended by subsequent NMAs (refs. 180639, 181608, 181723 and 191483), namely to omit the development's link bridge from the approved proposals.

Further to discussions held with Brian Conlon of Reading Borough Council (RBC) on 6 August 2021, and correspondence received from Connie Davis of RBC on 12 August 2021, application ref. 211092 was withdrawn on 23 August 2021 because RBC considered the most appropriate way to formalise the change was through a full planning application.

This retrospective application for full planning permission is submitted to formalise the removal of the link bridge from the proposals at 400 LWA, Green Park Business Park, RG2 6GP. The application material has been updated and is now resubmitted via Planning Portal (ref. PP-10143362). The application fee for the previous application will be transferred by RBC to cover the cost of this application, as advised by and agreed with Connie Davis via email on 16 August 2021.

Revised Application Documents

In addition to this Covering Letter which incorporates the Planning Statement, the following revised or additional documents and drawings are now provided to support the timely determination of the application:

- Application Form
- CIL Form

Existing Drawings

- A_PL_020_R02 Alternative Scheme, Site Plan
- A_PL_110_R02 Alternative Scheme, General Arrangement Plan, Level 00
- A_PL_111_R02 Alternative Scheme, General Arrangement Plan, Level 01
- A_PL_112_R02 Alternative Scheme, General Arrangement Plan, Level 02
- A_PL_113_R02 Alternative Scheme, General Arrangement Plan, Level 03
- A_PL_114_R02 Alternative Scheme, General Arrangement Plan, Level 04
- A_PL_115_R02 Alternative Scheme, General Arrangement Plan, Roof
- A_PL_220_R01 Alternative Scheme, General Arrangement Sections, East/West & North/South
- A_PL_310_R01 Alternative Scheme, General Arrangement Elevations, North Building, North & South
- A_PL_311_R01 Alternative Scheme, General Arrangement Elevations, North & South Buildings, East & West
- A_PL_312_R01 Alternative Scheme, General Arrangement Elevations, South Building, North & South

Proposed Drawings

- A_PL_021_R00 Bridge Omission, Site Plan
- A_PL_120_R00 Bridge Omission, General Arrangement Plan, Level 00
- A_PL_121_R00 Bridge Omission, General Arrangement Plan, Level 01
- A_PL_122_R00 Bridge Omission, General Arrangement Plan, Level 02
- A_PL_123_R00 Bridge Omission, General Arrangement Plan, Level 03
- A_PL_124_R00 Bridge Omission, General Arrangement Plan, Level 04
- A_PL_125_R00 Bridge Omission, General Arrangement Plan, Roof
- A_PL_230_R00 Bridge Omission, General Arrangement Sections, East/West & North/South
- A_PL_320_R00 Bridge Omission, General Arrangement Elevations, North Building, North & South
- A_PL_321_R00 Bridge Omission, General Arrangement Elevations, North & South Buildings, East & West
- A_PL_322_R00 Bridge Omission, General Arrangement Elevations, South Building, North & South

A 'Mark-Up Drawing' pack showing the omission of the link bridge has also been submitted. This has been submitted for information only and is therefore not submitted as a document for approval through this application.

Justification for the Removal of the Link Bridge

Originally, it was envisaged the 400-450 LWA development would be let to a single occupier. A lease has since been agreed to let the entirety of the south building of the 400-450 LWA development only. As a result, the tenant in the south building has no need to use the link bridge. For this reason, and because the link bridge brings with it additional security considerations, it has been removed from the development. The

removal has been agreed with the tenant for the south building. The entrances to both buildings and the quantum of usable office space remain the same, and as such, will not impact the car parking requirements. The development is now nearing completion and the finishing and making good of the façade has been completed to a high quality to match the remainder of the building.

The Development Plan

The Development Plan for RBC comprises:

- Reading Borough Local Plan (Adopted 2019).

Other planning documents which are material considerations in the determination of this planning application include the following:

- National Planning Policy Framework (NPPF) (2021);
- National Planning Practice Guidance; and
- Reading Borough Council Community Infrastructure Charging Schedule (Adopted 2015).

Planning Policy Assessment

Paragraph 4.3.2 of the Reading Local Plan acknowledges that Reading is the main office market in Berkshire, with business parks such as Green Park making a key contribution. The removal of the link bridge has supported the successful leasing of the south building of the 400-450 LWA development. This is in line with Paragraph 81 of the NPPF, which identifies that planning decisions should help create the conditions in which businesses can invest, expand and adapt. This also accords with the Vision of the Reading Local Plan which states that Reading “*will be an environment where new business can start up and flourish*” (Page 13).

The removal of the link bridge will assist in providing a variety of office spaces, appropriate for tenants of varying sizes. This accords with Reading Local Plan Policy EM4 ‘*Maintaining a variety of premises*’ which states that a range of types and sizes of employment units should be present in the Borough. The Local Plan acknowledges that this helps to ensure a healthy and balanced local economy.

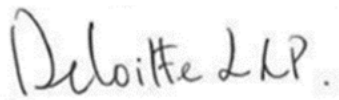
The finishing and making good of the façade has been completed to a high quality to match the remainder of the building and the high quality nature of the rest of the park. This is in line with Local Plan Policy CC7 ‘*Design and the Public Realm*’, which requires development to respond to its local context, and Paragraph 126 of the NPPF which recognises good design as a key aspect of sustainable development.

Summary

As set out in this covering letter incorporating the Planning Statement, the removal of the link bridge accords with the NPPF and the Reading Local Plan Vision and Policies EM4 and CC7. This justifies the grant of retrospective planning permission for this development.

I would be grateful if you could confirm receipt of this planning application. We would welcome the timely determination of the application, and should you require any further information, please contact Phil Wright (020 7303 6106 / phiwright@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP