

Our ref: TR/CW/Q100647
Your ref:
Email: tim.rainbird@quod.com
Date: 18th December 2020



Development Management
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Submitted via Planning Portal (PP-09286195)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Proposed Development at Brunel Retail Park, Rose Kiln Lane, Reading, RHG 0HS
On behalf of MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint
Trustees for the Mayfair Capital TGF Jersey Property Unit Trust (c/o Mayfair
Capital Investment Management and Westmount Real Estate)

We are instructed by our client, MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint Trustees for the Mayfair Capital TGF Jersey Property Unit Trust (c/o Mayfair Capital Investment Management and Westmount Real Estate) ('The Applicant'), to submit the enclosed planning application in relation to Brunel Retail Park, Rose Kiln Lane, Reading, RHG 0HS ('The Site'). Specifically, the proposed development is:

'Demolition of existing buildings; erection of 2no. buildings for use within Classes E(g)(iii), B2 and B8, along with access and servicing arrangements, car parking, landscaping and associated works'.

The application has been submitted alongside the following documents and drawings in line with Reading Borough Council's validation requirements;

- Requisite Application Form, duly completed;
- Certificate B and Agricultural Holding Certificate;
- Community Infrastructure Levy Additional Questions Form, duly completed;
- Planning Statement, prepared by Quod;
- Design and Access Statement, prepared by Fletcher-Rae Architects;
- Air Quality Assessment, prepared by WYG;
- Ecological Statement, prepared by Ecology Solutions;
- Energy Statement, prepared by Crookes Walker Consulting;

Quod | Ingeni Building 17 Broadwick Street London W1F 0DE | 020 3597 1000 | quod.com

Quod Limited. Registered England at above No. 7170188





- External Lighting Report, prepared by Crookes Walker Consulting;
- External Lighting Plan (dwg. 1990-EX-6301-PL1);
- Flood Risk and Drainage Assessment, prepared by Bradbrook Consulting;
- Flood Risk Sequential Assessment, prepared by Quod;
- Landscaping Scheme, prepared by Encon Associates;
- Noise Assessment, prepared by WYG;
- Preliminary Risk Assessment, prepared by Delta Simons;
- Sustainability Statement and BREEAM Pre-Assessment, prepared by Envision;
- Transport Assessment, prepared by TTP;
- Tree Survey Report, prepared by Encon Associates;
- Existing Utilities Drawing (dwg. 1990-EX-9001-PL1);
- Gas Disconnections Drawing (dwg. 1990-EX-9002-PL1);
- Water Disconnections Drawing (dwg. 1990-EX-9003-PL1);
- BT Disconnections Drawing (dwg. 1990-EX-9004-PL1);
- Electricity Disconnections Drawing (dwg. 1990-EX-9005-PL1); and
- The following drawings prepared by Fletcher-Rae Architects:

Drawing Title	Drawing No.	Scale
Location Plan	19032-PL01	1:1000 @ A3
Existing Site Plan	19032-PL02	1:500 @ A1
Constraints Plan	19032-PL03	1:500 @ A1
Proposed Site Plan	19032-PL04	1:500 @ A1
Proposed Phasing Plan	19032-PL05	1:1000 @ A1
Proposed Site Sections (Boundaries)	19032-PL06	1:200 @ A1
Unit B Proposed GA Plan	19032-PL11	1:200 @ A1
Unit B Proposed Roof Plan	19032-PL12	1:200 @ A1
Unit B Proposed GA Office Plans	19032-P13	1:100 @ A0
Unit B Proposed Elevations	19032-P14	1:200 @ A1
Unit B Proposed Sections	19032-P15	1:200 @ A1
Unit A Proposed GA Plan	19032-PL21	1:200 @ A2
Unit A Proposed Roof Plan	19032-PL22	1:200 @ A2
Unit A Proposed GA Office Plan	19032-PL23	1:100 @ A1



Unit A Proposed Elevations	19032-PL24	1:200 @ A1
Unit A Proposed Sections	19032-PL25	1:200 @ A1
Proposed Cycle Shelters	19032-PL31	1:50 @ A3
Proposed Waste Compound Enclosures	19032-PL32	1:50 @ A3

An online payment of **£41,489** has been made to the Planning Portal on the day of submission along with the requisite Planning Portal transaction fee. This is the requisite application fee for a development which creates 13,869 square metres of Gross External Floor Space.

We trust the enclosed is sufficient for you to register this planning application and we look forward to receiving confirmation in due course. If for any reason this is not the case, please contact us immediately.

We will be in contact with the relevant Case Officer once the applications have been registered. In the meantime, if there is any further information we can provide to assist you with your consideration of this application please do not hesitate to contact us.

Yours faithfully,

Tim Rainbird
Director

enc.