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10 March 2016

Your contact is: Ms Alison Amoah, Planning

Dear Caroline,

Screening Enquiry Reference: 160269

Address: 400 Longwater Avenue, Green Park Business Park, Reading

Proposal: Request for screening opinion on the need for the submission of an Environmental Statement for full planning permission for erection of two 5 storey office buildings with associated parking and landscaping. Site area of 2.98ha, total floorspace of 27,207 sqm, 702 car parking spaces and a maximum height of 60.4m.

I write in connection with the above Screening Opinion, submitted in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

Proposed Development

The proposal relates to the construction of a building for B1 office development, of 27,207sqm, consisting of two five storey office buildings with associated car parking (702 spaces) and landscaping.

The overall site area is 2.9ha and forms part of the wider Green Park development which received outline planning permission under application reference 85/TP/690. Approval of reserved matters has previously been granted for office development on this Plot under application references 01/01151/REM (15,863sqm) and 08/00261/REM (14,080 sqm). A Screening Request was issued by RBC on 9th December 2013 under reference 131468, for a B1 scheme of between 25,000sqm and 27,000sqm, and concluded that the development was not likely to have significant effects on the environment and that an Environmental Statement would not be required to be submitted with any formal application submission.

Screening Opinion

A Screening Opinion is required to be undertaken by this Council on the above proposal to consider whether the proposal would fall within Schedule 1 or Schedule 2 of the above Regulations, and whether or not the proposal is an Environment Impact Assessment (EIA) development, and therefore whether an Environmental Statement (ES) is required to be submitted with any subsequent planning application. Please note that the Environmental

Protection & Nuisance, Natural Environment and Transport Teams were consulted on this Screening Opinion request. Transport set out that any formal planning submission should be supported by a Transport Statement detailing the implications of the increase on the A33 corridor and a SuDs application should be submitted to assess the drainage implications of the development.

- It is the Council's opinion that the development does not fall within Schedule 1 of the EIA Regulations.
- It is the Council's opinion that the proposed development falls within Schedule 2 Paragraph 10 (b) (urban development projects).
- The proposed development exceeds the criterion of 1.0ha as set out in Schedule 2 Paragraph 10 (b), and accordingly this Council is required to undertake a Screening Opinion.

Reasons

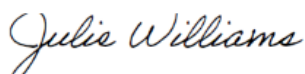
- The site is not located within a sensitive area as defined in the 2011 Regulations.
- The nature and scale of the development is such that it would not lead to a significant environmental impact to the wider area and is not of more than local importance.

Conclusion

In accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), the Local Planning Authority hereby adopts a Screening Opinion to the effect that the development proposed as per your submission received 11th February 2016 is not development that is likely to have significant effects on the environment by virtue of factors such as its size, nature or location. Accordingly, an Environmental Statement is not required to accompany the proposed application.

Please note that the advice contained within this letter is that of an officer of the Council and is provided without prejudice to the consideration and determination of any future planning application to which the Screening Opinion relates.

Yours sincerely



Pp Ms Alison Amoah
Principal Planning Officer