

Reading Borough Council
Planning Department
Civic Centre
Reading
RG1 7AE

23rd March 2016

Dear Alison,

400 Longwater Avenue, Green Park - Application for Planning Permission

Introduction

On behalf of our client, Green Park Reading No. 1 LLP ("the Applicant"), please find enclosed an application for full planning permission for a proposed office development at 400 Longwater Avenue (formerly known as Plot 3.2), at Green Park Business Park, Reading.

The Application

The development proposes to create a high quality 5 storey building, which will accommodate flexible office (B1) space with a total floorspace of 27,207 sq m (GEA). Two separate car parking structures will measure 15,480 sq m (GEA) over three storeys, containing a total of 702 car parking spaces, 20 disabled spaces, 136 cycle spaces and 13 motorcycle spaces.

The description of development as set out in the planning application form states:

"Development of commercial office buildings (B1 Use Class), access, decked and surface car parking, cycle parking, landscaping, servicing, associated engineering and ancillary works".

Planning History

Reserved matters planning permission (08/00261/REM) was approved on the site on 23 May 2008 pursuant to outline planning permission reference 85/TP/690. The reserved matters approval comprised 14,080 sqm of B1 office development, including access, 486 car parking spaces, servicing, landscaping and external works.

The 2008 approved scheme does not satisfactorily meet the requirements of modern occupiers. The new scheme drawn up in 2013 and consulted on by RBC sought approval for a 5 storey building to accommodate flexible office (B1) space with a total floorspace of up to 27,207 sqm, and associated access, car parking, servicing, landscaping and related works. This was for a prospective tenant, whose interest subsequently fell away, but with the existing office stock 100% occupied, there is a need to develop out buildings speculatively to provide a pipeline of opportunities.

The Submission

The documentation submitted in support of the application has been agreed with Reading Borough Council and is listed below. The application has been submitted on planning portal ref. 04846566 and 2 x CDs with the full set of application documents will be sent separately by post.

- Planning application form, agricultural holdings certificate and ownership certificate A.
- Application red-line boundary plan and blue line plan (property ownership boundary) prepared by Robin Partington & Partners.
- Existing site plan prepared by Robin Partington & Partners.
- Elevations, plans and sections prepared by Robin Partington & Partners.
- Design and Access Statement prepared by prepared by Robin Partington & Partners.
- Transport Statement prepared by PBA.
- Framework Travel Plan prepared by PBA.
- Flood Risk Assessment and Drainage Strategy prepared by PBA.
- Preliminary Ecological Assessment prepared by PBA.
- Updated Interpretative Report on Geotechnical and Geo-environmental Investigation prepared by PBA.
- Sustainability Statement, incorporating a BREEAM Pre-Assessment prepared by Hoare Lea.
- Utility Infrastructure Report prepared by PBA.
- Archaeological Statement prepared by Oxford Archaeology.
- Landscape Strategy, including Tree Survey prepared by Place.

Please also find a cheque made payable to Reading Borough Council for £55,044 in respect of the application fee.

We trust you will find these applications in order and we look forward to receiving written confirmation of their registration. If you require any further details please contact myself using the details provided above or Mike Bottomley on 0207 303 5636 (mbottomley@deloitte.co.uk).

Yours sincerely



Caroline McDade
For Deloitte LLP

Enc. Detailed planning application, including cheque payable to Reading Borough Council