

19 August 2025

Delivered via Planning Portal

FAO Matt Burns
Reading Borough Council
Directorate for Economic Growth and Neighbourhood Services
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Matt,

LAND AT MEADOW ROAD, READING

On behalf of our client, CBRE Investment Management, we are pleased to submit a full planning application in relation to the above site, via the Planning Portal under ref. PP- 14130001, for the following development:

“Full planning application for the demolition of existing and construction of employment units for flexible uses within E(g)(ii) and (iii), B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access from Meadow Road and Milford Road, parking and landscaping.”

Payment of £32,982.00 to cover the requisite planning application fee (and admin charge of £85.00) will be made electronically following submission of the application via the Planning Portal.

THE PROPOSED DEVELOPMENT

The accompanying Design and Access Statement provides a detailed account of the substance of the development scheme. A summary of the proposals is set out below and include the following:

- Redevelopment of a brownfield site within the town centre boundary to meet identified employment need through an intensification of jobs to be delivered on-site on a site allocated for commercial uses;
- Re-provision of vehicular and pedestrian access into and across the site, creating an attractive hub that facilitates sustainable travel with connectivity to road network and public transport nodes;
- Careful and sympathetic design that transitions in scale and built form across the site, assimilating the development within surrounding commercial and residential character;
- Extensive tree and hedgerow planting to maximise gains in biodiversity, ensure a significant net gain in biodiversity;

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- Provision of a sustainable development meeting at least BREEAM 'Very Good' standards with provision of modern, sustainable, and efficient floorspace expected of modern-day market requirements.

The submission has had regard to variety of policy and site specific considerations as well as having regard to the character and context of Meadow Road and the wider area in the expectation of delivering high quality employment development which provides a positive contribution to meeting the employment needs of the area and makes efficient use of brownfield land.

APPLICATION DOCUMENTS

The following documents are submitted in support of the planning application:

- Application Forms and Certificates
- Application Plans and Drawings prepared by PRC
- Air Quality Assessment prepared by Quantum Air
- Archaeological Desk Based Assessment prepared by RPS
- Biodiversity Net Gain Report (inc. Metric) prepared by Phlorum
- Community Infrastructure Levy Forms
- Covering Letter prepared by Turley
- Daylight and Sunlight report prepared by Right of Light Consulting
- Design and Access Statement prepared PRC
- Economic Benefit Statement prepared by Turley
- Energy Statement prepared by Shepherd Brombley Partnership
- Flood Risk Assessment and Drainage Strategy prepared by Baynham Meikle
- Flood Risk Sequential Test prepared by Turley
- Ground Conditions Report prepared by Jomas
- Lighting Strategy prepared by Shepherd Brombley Partnership
- Noise Impact Assessment prepared by Quantum Acoustics
- Planning Statement prepared by Turley
- Preliminary Ecological Impact Assessment and accompanying Ecological Surveys prepared by Phlorum
- Statement of Community Engagement prepared by Turley
- Sustainability Assessment (including BREEAM Pre-Assessment) prepared by Verte
- Transport Assessment and Travel Plan prepared by Stunt Consulting

- Viability Assessment prepared by V7

SUMMARY

We look forward to receiving your formal acknowledgement of the application and trust you have sufficient information to favourably consider the proposed development. We are keen to meet with you at an early stage following the registration of the application to discuss the proposals to allow its swift determination and early delivery of this site.

If you have any queries, or require any further information, then please do not hesitate with either myself or my colleague Peter Davis (Peter.Davis@turley.co.uk).

Yours sincerely

Taylor Cherrett
Director

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