

20 August 2025

Our Ref: 332612057

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

SUBMITTED VIA PLANNING PORTAL – REFERENCE PP-14234793

Dear Sir/Madam

**DISCHARGE OF CONDITION APPLICATION WITH RESPECT TO 400 LONGWATER AVENUE, GREEN PARK
SUBMITTED ON BEHALF OF MAPLETREE**

We are instructed by Mapletree to submit an application to Reading Borough Council (RBC) to discharge condition 10 attached to planning permission reference 160569, granted on 23rd January 2017 relating to 400 Longwater Avenue, Green Park.

Planning permission reference 160569 granted in 2017 is for development of commercial office buildings (B1 Use Class), access, decked and surface car parking, cycle parking, landscaping, servicing, associated engineering and ancillary works.

This application discharges condition 10 attached to permission reference 160569. Condition 10 states:

Within 3 months of occupation of both parts of the building at 400 Longwater Avenue the Green Park Travel Plan (updated to include this application site) shall be submitted for approval from the Local Planning Authority. The plan shall include a full analysis of the existing / proposed modal split for staff at the 400 Longwater Avenue (including combined data should the property be let to more than one tenant), reasons for the modal choice and detailed proposals for future transport provision with the aim of securing a reduction in car trips generated to and from Green Park.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Adopted Core Strategy (2008, altered 2015) Policy CS23: Sustainable Travel and Travel Plans.

The application seeks to discharge condition 10 through the submission for approval of Travel Plans.

The development comprises two office buildings, 400 and 450 Longwater Avenue, with a different occupier for each building, Wood Group and Three respectively. This application covers both 400 and 450 Longwater Avenue but given there are two different occupiers, two separate specific occupier Travel Plans have been prepared accordingly.

The Travel Plans set out the travel targets for the occupier which have been based on employee travel surveys of employees. The travel survey was undertaken via an online questionnaire between December – January 2025. The Travel Plans provide a series of measures which aim to promote and encourage sustainable travel to and from the Site where possible.

The Travel Plans are intended to be a 'live' document that will be reviewed and updated accordingly in line with the Travel Plan monitoring schedule.

These occupier-specific Travel Plans should be read alongside the site-wide Green Park Framework Travel Plan, the overarching document which provides measures to promote sustainable travel behaviour across Green Park as a whole.

As noted within section 3.8 of the Travel Plans, the Site currently provides 361 vehicular parking spaces, including 10 accessible parking spaces, for Three and 361 parking spaces, including 10 accessible parking spaces, for Wood Group.

Three and Wood will also have access to the recently approved temporary car park on Longwater Avenue (PL/24/1349) and each be allocated a proportion of the spaces. The provision is for three years until February 2028, with each year passing the total provision reducing from 300 to 225 to 150 before the temporary car park ceases operation. The purpose of this is to assist with a transitional mode shift and allow for the Travel Plan to take effect.

Currently, the primary mode of transport for both offices is by private vehicle. However, it is expected that over the coming years employees of Three and Wood Group will modify their travel behaviour to take advantage of the improved sustainable travel opportunities that Green Park offers, for Wood Group this is particularly the case given the sustainable travel options available in comparison to their previous office location.

The aim of the Travel Plans is to develop a set of practical measures and initiatives to help promote sustainable travel to reduce the impact of single occupancy vehicle travel on the surrounding environment. This aim is in line with the site-wide Green Park Framework Travel Plan.

Targets for modal share, measures and action plans are set out within the Travel Plans, all of which seek to contribute towards reducing single occupancy vehicle travel. In doing so, the Travel Plans aim to secure a reduction in car trips generated to and from Green Park in accordance with condition 10.

The gradual reduction in parking available at the temporary car park on Longwater Avenue (approved under PL/24/1349) will also help to encourage modal shift, doing so in a manner which will support the transition to commuting via more sustainable modes while ensuring that businesses can continue to operate as required. Mapletree have made it clear to both occupiers that they need to work with Mapletree to encourage staff to adopt more sustainable commuting solutions as no additional parking will be available once the temporary period expires. Mapletree will work with Wood and Three to manage the phased reduction in parking as set out in the submitted Travel Plans.

The application submission comprises the following:

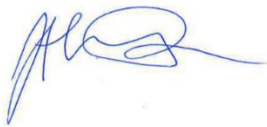
- Completed application form
- 400 Longwater Avenue Travel Plan
- 450 Longwater Avenue Travel Plan

The application fee of £383.00 (including service charge) is paid via the Planning Portal.

We trust that you have sufficient information to register the above application as being validly made and thus determine it accordingly.

If you require any additional information, please do not hesitate to contact me at jane.harrison@stantec.com

Yours faithfully,



JANE HARRISON
Planning Associate Director
STANTEC UK LIMITED