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Submitted via email only to:
Anthony.Scholes@reading.gov.uk

Dear Anthony

PL/24/1155: Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN – Submission of Revised Information

On behalf of our client, John Lewis Partnership BTR Ltd (JLP), we write to submit further revised information to accompany the current full planning application (ref. PL/24/1155) at the former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (the Site).

Background

As you are aware, the current planning application was validated on 3 October 2024 and has been subject to consultation feedback received from Reading Borough Council (RBC) planning officers, statutory consultees, neighbours and local residents. As a result, revised information was previously submitted on 7 July 2025 including amendments made to the proposed quantum of development and scale, height and massing of built development.

Following re-consultation and further ongoing discussions and review by RBC Officers and RBC's independent design review panel, further minor design amendments have been made and, as a consequence, additional revised information is submitted alongside this letter for determination as part of the current planning application, as detailed further below. In respect of revised plans, such plans are to supersede and replace previous iterations, as will be made clear below.

Proposed Amendments

The current proposed amendments include the following key changes to the development proposals submitted in July 2025. Further details are provided by the documents and drawings accompanying this letter.

- **Elevation design** – the façade material on the upper floors has changed from a aluminium type finish to a brick façade. The window sizes are now also repeated up the entire façade.
- **Highways / landscaping** – a ramped pedestrian route adjacent to the eastern elevation of the building is now proposed in place of the stepped route shown previously. In turn, the turning head at the eastern end of Crossland Road has been reduced and the adjacent soft landscaping area has increased. The uncontrolled pedestrian crossing on Crossland Road has also been removed.

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- **Affordable housing** – JLP’s commitment remains to deliver as many affordable homes as viably possible. The submitted Viability Assessment (August 2024) and Viability Assessment Addendums (July 2025 and September 2025) set out the viability challenges for the proposals. This has been verified and agreed by the Council’s independent assessor who has concluded the scheme is unable to viably provide any affordable housing. However, JLP’s revised offer is 16% affordable housing comprising 10% at no more than Local Housing Allowance (LHA) rent levels (or such equivalent as maybe agreed by the council) and 6% at Discounted Market Rent (DMR) (capped at 80% of market value). The proposed development will also remain subject to a deferred payment mechanism to enable the Council to secure additional affordable housing should the proposed development economics improve.

The proposed affordable housing mix (based on 16% provision) is as follows:

Unit Type	No of LHA Affordable	No of DMR Affordable	Total Affordable	Affordable unit mix %
1B2P	7	5	12	44 %
2B3P	6	4	10	37 %
3B5P	4	1	5	19 %
TOTAL	17 units	10 units	27 units	100%

No changes are proposed to the proposed quantum, layout, scale, height or massing of built development. For full transparency, JLP makes the commitment of 16% affordable housing on a without prejudice basis to the evidenced financial viability position set out above. Any increase in s106 contributions or obligations and/or if positive local determination is not possible, will impact negatively on the cost profile for this Development and, in such circumstances, such commitment may be subject to reconsideration.

Revised Information Submission

Please find enclosed the following revised plans and information which are hereby submitted for consideration as part of the current planning application to illustrate the proposed amendments explained above.

The revised plans and additional information submitted should be read in conjunction with the relevant information previously submitted in August 2024 and July 2025.

Application Drawings (prepared by Carey Jones Chapman Tolcher (CJCT))

<i>Superseded Plans (these plans are to be superseded and no longer form part of the application)</i>	Revised Submission Plans (September 2025 (unless otherwise stated)) (these plans are those which are to be determined and conditioned as part of the decision notice)
<i>Proposed Site Plan (ref. 08278-CJA-ZZ-ZZ-DR-A-0100 Rev. C.02)</i>	Proposed Site Plan (ref. 08278-CJA-ZZ-ZZ-DR-A-0100 Rev. C.03)
<i>Proposed Site Topography (ref. 08278-CJA-ZZ-ZZ-DR-A-0110 Rev C.02)</i>	Proposed Site Topography (ref. 08278-CJA-ZZ-ZZ-DR-A-0110 Rev. C.03)
<i>Proposed Ground Floor Plan (ref. 08278-CJA-ZZ-00-DR-A-0200 Rev. C.02)</i>	Proposed Ground Floor Plan (ref. 08278-CJA-ZZ-00-DR-A-0200 Rev. C.03)

<i>Proposed 1st Floor Plan (ref. 08278-CJA-ZZ-01-DR-A-0201 Rev. C.02)</i>	Proposed 1st Floor Plan (ref. 08278-CJA-ZZ-01-DR-A-0201 Rev. C.03)
<i>Proposed 2nd Floor Plan (ref. 08278-CJA-ZZ-02-DR-A-0202 Rev. C.02)</i>	Proposed 2nd Floor Plan (ref. 08278-CJA-ZZ-02-DR-A-0202 Rev. C.03)
<i>Proposed 3rd Floor Plan (ref. 08278-CJA-ZZ-03-DR-A-0203 Rev. C.02)</i>	Proposed 3rd Floor Plan (ref. 08278-CJA-ZZ-03-DR-A-0203 Rev. C.03)
<i>Proposed 4th Floor Plan (ref. 08278-CJA-ZZ-04-DR-A-0204 Rev. C.02)</i>	Proposed 4th Floor Plan (ref. 08278-CJA-ZZ-04-DR-A-0204 Rev. C.03)
<i>Proposed 5th Floor Plan (ref. 08278-CJA-ZZ-05-DR-A-0205 Rev. C.02)</i>	Proposed 5th Floor Plan (ref. 08278-CJA-ZZ-05-DR-A-0205 Rev. C.03)
<i>Proposed 6th Floor Plan (ref. 08278-CJA-ZZ-06-DR-A-0206 Rev. C.02)</i>	Proposed 6th Floor Plan (ref. 08278-CJA-ZZ-06-DR-A-0206 Rev. C.03)
<i>Proposed 7th Floor Plan (ref. 08278-CJA-ZZ-07-DR-A-0207 Rev. C.02)</i>	Proposed 7th Floor Plan (ref. 08278-CJA-ZZ-07-DR-A-0207 Rev. C.03)
<i>Proposed Roof Plan (ref. 08278-CJA-ZZ-RF-DR-A-0211 Rev. C.02)</i>	Proposed Roof Plan (ref. 08278-CJA-ZZ-RF-DR-A-0211 Rev. C.03)
<i>Proposed North Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0700 Rev. C.02)</i>	Proposed North Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0700 Rev. C.03)
<i>Proposed South Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0701 Rev. C.02)</i>	Proposed South Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0701 Rev. C.03)
<i>Proposed East Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0702 Rev. C.02)</i>	Proposed East Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0702 Rev. C.03)
<i>Proposed West Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0703 Rev. C.02)</i>	Proposed West Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0703 Rev. C.03)
<i>Proposed Section AA (ref. 08278-CJA-ZZ-XX-DR-A-0600 Rev. C.02)</i>	Proposed Section AA (ref. 08278-CJA-ZZ-XX-DR-A-0600 Rev. C.03)
<i>Proposed Section BB (ref. 08278-CJA-ZZ-XX-DR-A-0601 Rev. C.02)</i>	Proposed Section BB (ref. 08278-CJA-ZZ-XX-DR-A-0601 Rev. C.03)
<i>Proposed Section CC (ref. 08278-CJA-ZZ-XX-DR-A-0602 Rev. C.02)</i>	Proposed Section CC (ref. 08278-CJA-ZZ-XX-DR-A-0602 Rev. C.03)
<i>Proposed Section DD (ref. 08278-CJA-ZZ-XX-DR-A-0603)</i>	Proposed Section DD (ref. 08278-CJA-ZZ-XX-DR-A-0603 Rev. C.02) (July 2025)
<i>Typical Core B Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0500 Rev. C.02)</i>	Typical Core B Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0500 Rev. C.03)
Typical Core A Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0501)	Typical Core A Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0501 Rev. C.02) (July 2025)
Typical Core B Rear Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0502)	Typical Core B Rear Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0502 Rev. C.02) (July 2025)
<i>Typical Core C Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0503 Rev. C.02)</i>	Typical Core C Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0503 Rev. C.03)
<i>Typical Access Deck Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0504 Rev. C.02)</i>	Typical Access Deck Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0504 Rev. C.03)

Supplemental Information

Previous information to be read alongside the additional information	Additional Information (September 2025)
Daylight and Sunlight Assessment: Internal Daylight, Sunlight and Overshadowing Report (July 2025), prepared by GIA	Daylight and Sunlight Statement of Conformity (September 2025), prepared by GIA
Daylight and Sunlight Assessment: Impact on Neighbouring Properties Report (July 2025), prepared by GIA	
Daylight and Sunlight Addendum (September 2025), prepared by GIA	
Design and Access Statement (August 2024)	Design and Access Statement Addendum 02 (September 2025), prepared by CJCT
Design and Access Statement Addendum (July 2025))	
Energy Statement (July 2025), prepared by Hoare Lea	Energy Statement of Conformity (September 2025), prepared by Hoare Lea
Heritage, Townscape and Visual Impact Assessment (HTVIA) (July 2025), prepared by Montagu Evans	Heritage, Townscape and Visual Impact Statement of Conformity (September 2025), prepared by Montagu Evans
	Landscaping drawings, prepared by Camlins (superseding previous versions): • General Arrangement – Public Realm and Landscape (ref. SY743-275-0001 Rev. P03) • General Arrangement – Overall Landscape (ref. SY743-275-0002 Rev. P02) • General Arrangement – Landscape Levels (ref. SY743-275-0011 Rev. P03) • General Arrangement – Areas of Hard Surfaces (ref. SY743-275-0021 Rev. P02) • General Arrangement – Ecological Enhancements (ref: SY743-275-0091 Rev. P02) • General Arrangement – Growing Medium Formation (ref. SY743-275-0041 Rev. P02) • General Arrangement – Tree Planting Plan (ref. SY743-275-0051 Rev. P02) • General Arrangement – Planting Strategy (ref. SY743-275-0061 Rev. P02) • General Arrangement – Furniture and Fixtures (ref. SY743-275-0071 Rev. P02)
Landscape Strategy (July 2025), prepared by Camlins	Landscape Design Addendum (September 2025), prepared by Camlins
Transport Assessment (August 2024)	Transport Assessment Addendum (September 2025), prepared by Glanville, including updated Highways drawings (superseding previous versions):
Transport Assessment Addendum (July 2025)	

	• Crossland Road General Arrangement (ref. 8230634/6103 Rev. L) • Crossland Road Land Dedication and Stopping-Up Plan (ref. 8230634/6104 Rev. E) • Crossland Road Proposed Arrangement (ref. 8230634/6105 Rev. D) • Letcombe Street Swept Path Analysis 8.75m Refuse Vehicle (ref. 8230634/6203 Rev. H) • Crossland Road Turning Head 8.0m Box Van & Home Delivery Vehicle Swept Paths (ref. 8230634/6206 Rev. E) • Crossland Road Turning Head Refuse Lorry Swept Paths - Sheet 1 (ref. 8230634/6207 Rev. E) • Crossland Road Turning Head Refuse Lorry Swept Paths - Sheet 2 (ref. 8230634/6208 Rev. E) • Crossland Road Turning Head Fire Tender Swept Paths - Sheet 1 (ref. 8230634/6209 Rev. E) • Crossland Road Turning Head Fire Tender Swept Paths - Sheet 2 (ref. 8230634/6210 Rev. E) • Crossland Road Turning Head 10m Rigid Lorry Swept Paths (ref. 8230634/6211 Rev. D)
Viability Assessment (August 2024), prepared by DS2	Viability Assessment Addendum (September 2025), prepared by DS2
Viability Assessment Addendum (July 2025), prepared by DS2	

Determination

As explained in the original planning application submission, the Site currently accommodates a warehouse building with customer collection facilities, ancillary car park and servicing area. However, the use of the existing building became surplus to requirements as a customer collection centre in 2021, with its functions having been transferred to the John Lewis department store at Broad Street, Reading.

The Site comprises brownfield land located within the designated Reading Central Area within close proximity to key local services and facilities within the town centre. The redevelopment and optimisation of brownfield land in sustainable locations, such as the Site, is explicitly encouraged in both national and local planning policy, including the National Planning Policy Framework (NPPF) (December 2024, amended February 2025)) and Reading Local Plan (2019). Further to this, the Site is specifically identified for allocation for residential development in the submission draft Local Plan Partial Update (LPPU) (May 2025) (Policy CR14r) which is currently subject to Examination. In line with the provisions of the submission draft LPPU (May 2025), adopted Local Plan (2019), local supplementary planning guidance and national planning guidance, the proposed development seeks to deliver high-quality build-to-rent dwellings and provide a number of clear and substantial benefits to residents and the local area.

The proposals have continued to evolve positively through determination and detailed engagement with Officers and to respond to consultee feedback received. The current proposed amendments build upon the previous submissions and reflect ongoing and careful consideration of relevant design and technical matters to deliver high-quality development.

Re-consultation

We note it is for the LPA to decide as the decision maker, whether scheme amendments justify a need for re-consultation, and in so doing, they must consider what is fair in the particular circumstances of the case. The main principle regarding whether or not the LPA should re-consult following amendments to a proposal is whether this is necessary in the interests of fairness. In deciding whether this is the case, the LPA should consider the nature and extent of the changes and the potential significance of them for those who might be consulted.

Given the minor amendments submitted, respond positively to feedback from the LPA, are supported by the submitted documents accompanying this letter, and relate to discrete matters, we would propose that the LPA undertake targeted and proportionate re-consultation in this instance. We trust that the LPA will be able to undertake the appropriate re-consultation as soon as possible.

Committee

Further to our recent discussions and based on the information hereby submitted, we trust that Officers will then be able to present the application to the Planning Applications Committee on 8 October 2025 with a recommendation for approval.

Summary

Throughout the ongoing determination of this application, JLP has engaged positively with RBC Officers and has fully considered the consultation feedback to help inform the development proposals. As a result, further minor design amendments have been made including an increase in affordable housing to 16%, to further support the delivery of high-quality build-to-rent housing and the associated substantial benefits to residents and the local area.

I trust the revised plans and additional information submitted appropriately reflects our recent discussions and will enable Officers to present the application to the Planning Applications Committee on 8 October 2025 with a recommendation for approval.

Yours faithfully



Jonathan Sebbage BSc (Hons) MSc MRTPI
Associate Director