

JLP Mill Lane Active Travel Assessment

Routes as agreed with Reading Borough Council 24 December 2025

Legend

- JLP to Christchurch Road
- JLP to Christchurch Road via Kendrick Road
- JLP to Katesgrove Primary School
- JLP to RBH
- JLP to RBH (Redlands Road)
- JLP to The Oracle (east)
- JLP to The Oracle (west)
- Royal Berkshire Hospital
- Site

Google Earth



500 m



Route Check

ATE-RC-2025-3

Summary of Scheme

Date of Design Review	07/01/2026
Scheme Reference	PL/24/1155
Scheme Name	Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (also known as JLP Mill Lane).
Scheme Summary	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.
Scheme Information Reviewed	Site to Christchurch Road via Kendrick Road
Authority	Reading Borough Council
Transport/ Combined Authority	Not Applicable
Region	South East
Funding Programme	
Design Stage	Outline design
Funding Conditions	
Reviewer Email Address	adavey@glanvillegroup.com
Route Length Assessed in this File (km)	1.22
Total Route Length (km)	1.22
Notes	

Route Check Type (Street or Path)	What type of route is being reviewed: Street Check (e.g. on- or by-carriageway) or Path Check (e.g. a traffic-free path featuring minimal interactions with motor traffic)	Street Check
-----------------------------------	--	--------------

	Latitude and Longitude
Route Start Point	51.451839 , -0.96987981
Route End Point	51.444377 , -0.96444536
Weblink to Map	

Network Map	Please add below a map showing the section of route being scored in this spreadsheet. If the route is part of a longer route of multiple sections (covered in other spreadsheets) please show this on the map for context too.
-------------	---



Legend

- JLP to Christchurch Road
- JLP to Christchurch Road via Kendrick Road
- JLP to Katesgrove Primary School
- JLP to RBH
- JLP to RBH (Redlands Road)
- JLP to The Oracle (east)
- JLP to The Oracle (west)
- Royal Berkshire Hospital
- Site

Route Check

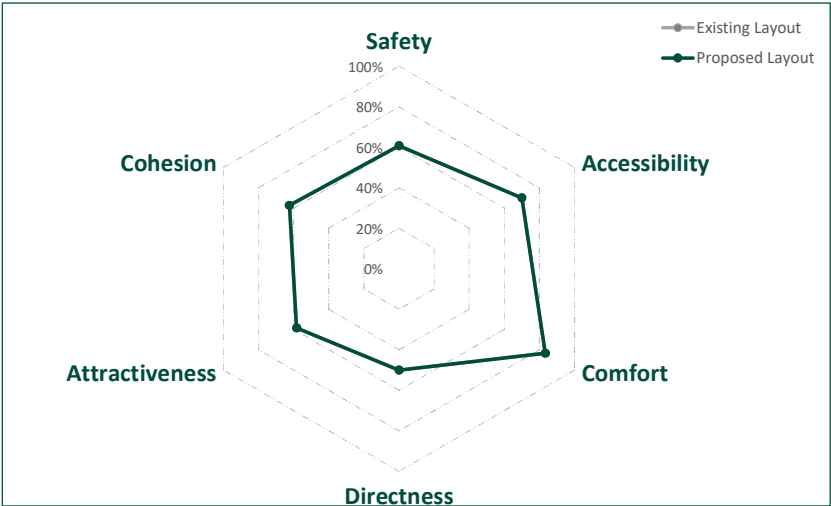
Results Summary

Overview

Overview		Complete	Remaining Issues for review	Next steps	Review Statement
Policy Conflicts	Yes	1	View Comments in Policy Check and Policy Conflict Log tabs		Use the space to provide overall feedback for the proposed scheme.
Critical Issues	Yes	0	No further action		
Net difference					
Safety Check	Yes	0%	The proposed design will likely have no impact on safety		
Street Check	Yes	0%	The proposed design will likely have no impact on route quality		
Street Placemaking	Yes	0%	The proposed design will likely have no impact on the quality of place		
Path Check	N/A	N/A			
Path Placemaking	N/A	N/A			
Junction Assessment Tool Check	No	N/A	N/A		

Street Check Level of Service

Categories	Existing Layout	Proposed Layout	Net difference
Safety	61%	61%	0%
Accessibility	70%	70%	0%
Comfort	83%	83%	0%
Directness	50%	50%	0%
Attractiveness	58%	58%	0%
Cohesion	63%	63%	0%
Overall ATE Score	61%	61%	0%





Active Travel England

Route Check

ATE-RC-2025-3

Summary of Scheme

Date of Design Review	07/01/2026
Scheme Reference	PL/24/1155
Scheme Name	Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (also known as JLP Mill Lane).
Scheme Summary	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.
Scheme Information Reviewed	Site to Christchurch Road via London Street and Silver Street
Authority	Reading Borough Council
Transport/ Combined Authority	Not Applicable
Region	South East
Funding Programme	
Design Stage	Outline design
Funding Conditions	
Reviewer Email Address	adavey@glanvillegroup.com
Route Length Assessed in this File (km)	1.01
Total Route Length (km)	1.01
Notes	

Route Check Type (Street or Path)	What type of route is being reviewed: Street Check (e.g. on- or by-carriageway) or Path Check (e.g. a traffic-free path featuring minimal interactions with motor traffic)	Street Check
-----------------------------------	--	--------------

	Latitude and Longitude
Route Start Point	51.451839 , -0.96987981
Route End Point	51.444377 , -0.96444536
Weblink to Map	

Network Map	Please add below a map showing the section of route being scored in this spreadsheet. If the route is part of a longer route of multiple sections (covered in other spreadsheets) please show this on the map for context too.
-------------	---



Legend

- JLP to Christchurch Road
- JLP to Christchurch Road via Kendrick Road
- JLP to Katesgrove Primary School
- JLP to RBH
- JLP to RBH (Redlands Road)
- JLP to The Oracle (east)
- JLP to The Oracle (west)
- Royal Berkshire Hospital
- Site

Route Check

Results Summary

Overview		Complete	Remaining Issues for review	Next steps	Review Statement
Policy Conflicts		Yes	0	No further action	Use the space to provide overall feedback for the proposed scheme.
Critical Issues		Yes	0	No further action	
Net difference					
Safety Check		Yes	0%	The proposed design will likely have no impact on safety	
Street Check		Yes	0%	The proposed design will likely have no impact on route quality	
Street Placemaking		Yes	0%	The proposed design will likely have no impact on the quality of place	
Path Check		N/A	N/A		
Path Placemaking		N/A	N/A		
Junction Assessment Tool Check		No	N/A	N/A	

Street Check Level of Service			
Categories	Existing Layout	Proposed Layout	Net difference
Safety	61%	61%	0%
Accessibility	60%	60%	0%
Comfort	83%	83%	0%
Directness	58%	58%	0%
Attractiveness	58%	58%	0%
Cohesion	63%	63%	0%
Overall ATE Score	61%	61%	0%





Route Check

ATE-RC-2025-3

Summary of Scheme

Date of Design Review	07/01/2026
Scheme Reference	PL/24/1155
Scheme Name	Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (also known as JLP Mill Lane).
Scheme Summary	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.
Scheme Information Reviewed	Site to Katesgrove Primary School
Authority	Reading Borough Council
Transport/ Combined Authority	Not Applicable
Region	South East
Funding Programme	
Design Stage	Outline design
Funding Conditions	
Reviewer Email Address	adavey@glanvillegroup.com
Route Length Assessed in this File (km)	0.33
Total Route Length (km)	0.33
Notes	

Route Check Type (Street or Path)	What type of route is being reviewed: Street Check (e.g. on- or by-carriageway) or Path Check (e.g. a traffic-free path featuring minimal interactions with motor traffic)	Street Check
-----------------------------------	--	--------------

	Latitude and Longitude
Route Start Point	51.451839 , -0.96987981
Route End Point	
Weblink to Map	

Network Map	Please add below a map showing the section of route being scored in this spreadsheet. If the route is part of a longer route of multiple sections (covered in other spreadsheets) please show this on the map for context too.
-------------	---



Legend

- JLP to Christchurch Road
- JLP to Christchurch Road via Kendrick Road
- JLP to Katesgrove Primary School
- JLP to RBH
- JLP to RBH (Redlands Road)
- JLP to The Oracle (east)
- JLP to The Oracle (west)
- Royal Berkshire Hospital
- Site

Route Check

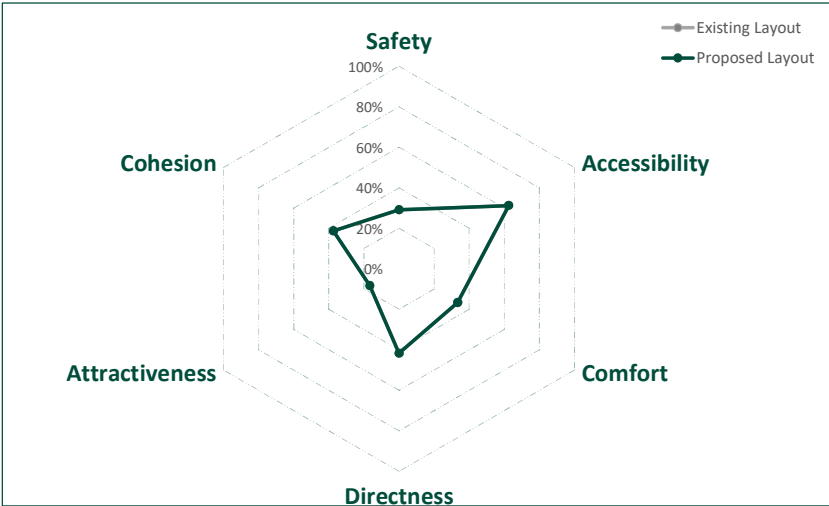
Results Summary

Overview

Overview		Complete	Remaining Issues for review	Next steps	Review Statement
Policy Conflicts	Yes	2	View Comments in Policy Check and Policy Conflict Log tabs		Use the space to provide overall feedback for the proposed scheme.
Critical Issues	Yes	0	No further action		
Net difference					
Safety Check	Yes	0%	The proposed design will likely have no impact on safety		
Street Check	Yes	0%	The proposed design will likely have no impact on route quality		
Street Placemaking	Yes	0%	The proposed design will likely have no impact on the quality of place		
Path Check	N/A	N/A			
Path Placemaking	N/A	N/A			
Junction Assessment Tool Check	No	N/A	N/A		

Street Check Level of Service

Categories	Existing Layout	Proposed Layout	Net difference
Safety	29%	29%	0%
Accessibility	63%	63%	0%
Comfort	33%	33%	0%
Directness	42%	42%	0%
Attractiveness	17%	17%	0%
Cohesion	38%	38%	0%
Overall ATE Score	32%	32%	0%





Route Check

ATE-RC-2025-3

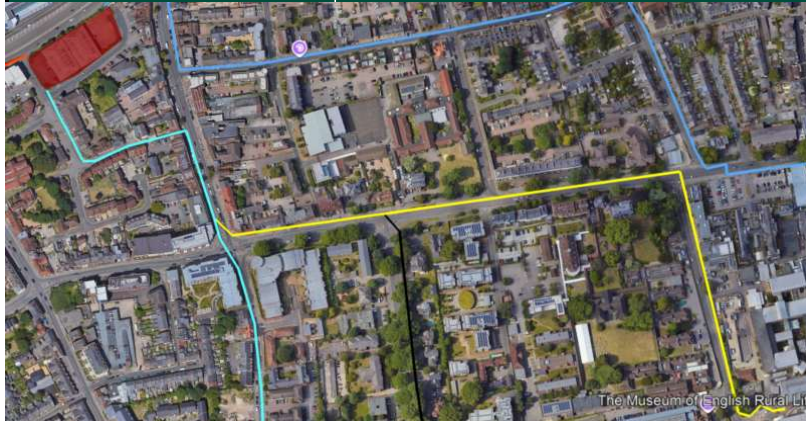
Summary of Scheme

Date of Design Review	07/01/2026
Scheme Reference	PL/24/1155
Scheme Name	Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (also known as JLP Mill Lane).
Scheme Summary	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.
Scheme Information Reviewed	Site to Royal Berkshire Hospital (Rear Entrance) via London Road and Redlands Road
Authority	Reading Borough Council
Transport/ Combined Authority	Not Applicable
Region	South East
Funding Programme	
Design Stage	Outline design
Funding Conditions	
Reviewer Email Address	adavey@glanvillegroup.com
Route Length Assessed in this File (km)	1.12
Total Route Length (km)	1.12
Notes	

Route Check Type (Street or Path)	What type of route is being reviewed: Street Check (e.g. on- or by-carriageway) or Path Check (e.g. a traffic-free path featuring minimal interactions with motor traffic)	Street Check
-----------------------------------	--	--------------

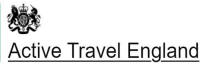
	Latitude and Longitude
Route Start Point	51.451839 , -0.96987981
Route End Point	
Weblink to Map	

Network Map	Please add below a map showing the section of route being scored in this spreadsheet. If the route is part of a longer route of multiple sections (covered in other spreadsheets) please show this on the map for context too.
-------------	---



Legend

- JLP to Christchurch Road
- JLP to Christchurch Road via Kendrick Road
- JLP to Katesgrove Primary School
- JLP to RBH
- JLP to RBH (Redlands Road)
- JLP to The Oracle (east)
- JLP to The Oracle (west)
- Royal Berkshire Hospital
- Site

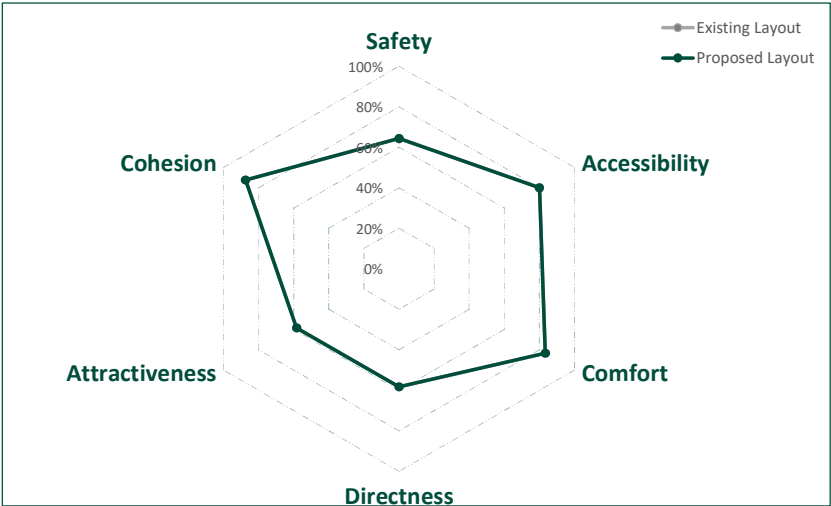


Route Check

Results Summary

Overview		Complete	Remaining Issues for review	Next steps	Review Statement
Policy Conflicts	Yes	1	View Comments in Policy Check and Policy Conflict Log tabs	Use the space to provide overall feedback for the proposed scheme.	
	Critical Issues	Yes	0		No further action
Net difference					
Safety Check	Yes	0%	The proposed design will likely have no impact on safety		
Street Check	Yes	0%	The proposed design will likely have no impact on route quality		
Street Placemaking	Yes	0%	The proposed design will likely have no impact on the quality of place		
Path Check	N/A	N/A			
Path Placemaking	N/A	N/A			
Junction Assessment Tool Check	No	N/A	N/A		

Street Check Level of Service			
Categories	Existing Layout	Proposed Layout	Net difference
Safety	64%	64%	0%
Accessibility	80%	80%	0%
Comfort	83%	83%	0%
Directness	58%	58%	0%
Attractiveness	58%	58%	0%
Cohesion	88%	88%	0%
Overall ATE Score	67%	67%	0%





Route Check

ATE-RC-2025-3

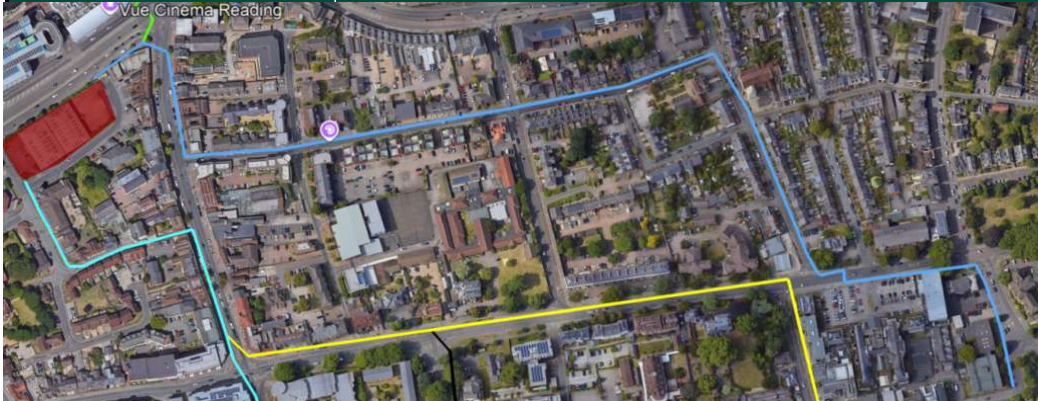
Summary of Scheme

Date of Design Review	07/01/2026
Scheme Reference	PL/24/1155
Scheme Name	Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (also known as JLP Mill Lane).
Scheme Summary	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.
Scheme Information Reviewed	Site to Royal Berkshire Hospital via South Street, Watlington Street and Craven Road
Authority	Reading Borough Council
Transport/ Combined Authority	Not Applicable
Region	South East
Funding Programme	
Design Stage	Outline design
Funding Conditions	
Reviewer Email Address	adavey@glanvillegroup.com
Route Length Assessed in this File (km)	1.30
Total Route Length (km)	1.30
Notes	

Route Check Type (Street or Path)	What type of route is being reviewed: Street Check (e.g. on- or by-carriageway) or Path Check (e.g. a traffic-free path featuring minimal interactions with motor traffic)	Street Check
-----------------------------------	--	--------------

	Latitude and Longitude
Route Start Point	51.451839 , -0.96987981
Route End Point	
Weblink to Map	

Network Map	Please add below a map showing the section of route being scored in this spreadsheet. If the route is part of a longer route of multiple sections (covered in other spreadsheets) please show this on the map for context too.
-------------	---



Legend

- JLP to Christchurch Road
- JLP to Christchurch Road via Kendrick Road
- JLP to Katesgrove Primary School
- JLP to RBH
- JLP to RBH (Redlands Road)
- JLP to The Oracle (east)
- JLP to The Oracle (west)
- Royal Berkshire Hospital
- Site

Route Check

Results Summary

Overview

Overview		Complete	Remaining Issues for review	Next steps	Review Statement
Policy Conflicts	Yes	2	View Comments in Policy Check and Policy Conflict Log tabs		Use the space to provide overall feedback for the proposed scheme.
Critical Issues	Yes	0	No further action		
Net difference					
Safety Check	Yes	0%	The proposed design will likely have no impact on safety		
Street Check	Yes	0%	The proposed design will likely have no impact on route quality		
Street Placemaking	Yes	0%	The proposed design will likely have no impact on the quality of place		
Path Check	N/A	N/A			
Path Placemaking	N/A	N/A			
Junction Assessment Tool Check	No	N/A	N/A		

Street Check Level of Service

Categories	Existing Layout	Proposed Layout	Net difference
Safety	54%	54%	0%
Accessibility	50%	50%	0%
Comfort	67%	67%	0%
Directness	42%	42%	0%
Attractiveness	42%	42%	0%
Cohesion	38%	38%	0%
Overall ATE Score	51%	51%	0%





Route Check

ATE-RC-2025-3

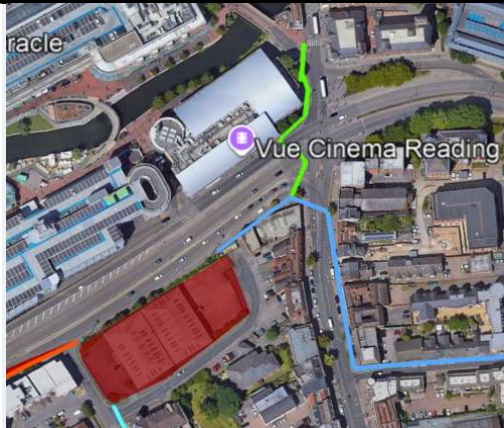
Summary of Scheme

Date of Design Review	07/01/2026
Scheme Reference	PL/24/1155
Scheme Name	Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (also known as JLP Mill Lane).
Scheme Summary	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.
Scheme Information Reviewed	Site to The Oracle (east)
Authority	Reading Borough Council
Transport/ Combined Authority	Not Applicable
Region	South East
Funding Programme	
Design Stage	Outline design
Funding Conditions	
Reviewer Email Address	adavey@glanvillegroup.com
Route Length Assessed in this File (km)	0.16
Total Route Length (km)	0.16
Notes	

Route Check Type (Street or Path)	What type of route is being reviewed: Street Check (e.g. on- or by-carriageway) or Path Check (e.g. a traffic-free path featuring minimal interactions with motor traffic)	Street Check
-----------------------------------	--	--------------

	Latitude and Longitude
Route Start Point	51.451839 , -0.96987981
Route End Point	
Weblink to Map	

Network Map	Please add below a map showing the section of route being scored in this spreadsheet. If the route is part of a longer route of multiple sections (covered in other spreadsheets) please show this on the map for context too.
-------------	---



Legend

- JLP to Christchurch Road
- JLP to Christchurch Road via Kendrick Road
- JLP to Katesgrove Primary School
- JLP to RBH
- JLP to RBH (Redlands Road)
- JLP to The Oracle (east)
- JLP to The Oracle (west)
- Royal Berkshire Hospital
- Site



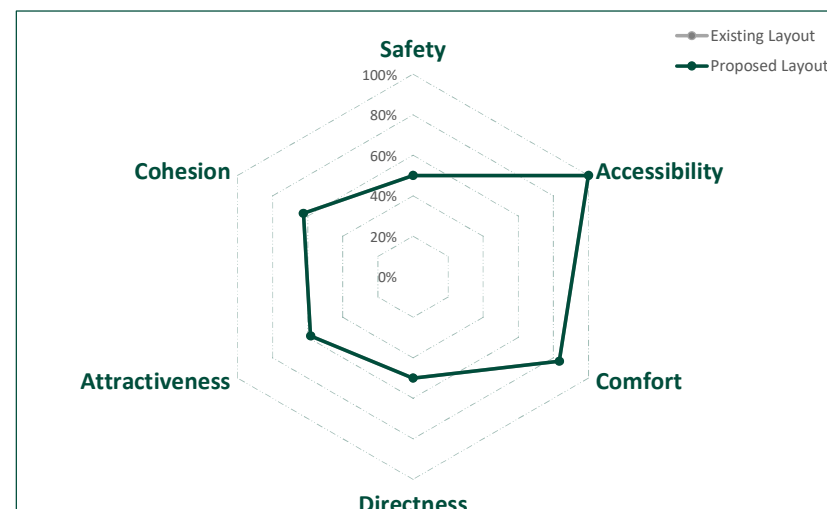
Active Travel England

Route Check

Results Summary

Overview	Complete	Remaining Issues for review	Next steps	Review Statement
Policy Conflicts	Yes	1	View Comments in Policy Check and Policy Conflict Log tabs	Use the space to provide overall feedback for the proposed scheme.
Critical Issues	Yes	0	No further action	
Net difference				
Safety Check	Yes	0%	The proposed design will likely have no impact on safety	
Street Check	Yes	0%	The proposed design will likely have no impact on route quality	
Street Placemaking	Yes	0%	The proposed design will likely have no impact on the quality of place	
Path Check	N/A	N/A		
Path Placemaking	N/A	N/A		
Junction Assessment Tool Check	No	N/A	N/A	

Street Check Level of Service			
Categories	Existing Layout	Proposed Layout	Net difference
Safety	50%	50%	0%
Accessibility	100%	100%	0%
Comfort	83%	83%	0%
Directness	50%	50%	0%
Attractiveness	58%	58%	0%
Cohesion	63%	63%	0%
Overall ATE Score	56%	56%	0%





Active Travel England

Route Check

ATE-RC-2025-3

Summary of Scheme

Date of Design Review	07/01/2026
Scheme Reference	PL/24/1155
Scheme Name	Former John Lewis Depot, Letcombe Street, Reading, RG1 2HN (also known as JLP Mill Lane).
Scheme Summary	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents' facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.
Scheme Information Reviewed	Site to Bridge Street via Mill Lane
Authority	Reading Borough Council
Transport/ Combined Authority	Not Applicable
Region	South East
Funding Programme	
Design Stage	Outline design
Funding Conditions	
Reviewer Email Address	adavey@glanvillegroup.com
Route Length Assessed in this File (km)	0.19
Total Route Length (km)	0.19
Notes	

Route Check Type (Street or Path)	What type of route is being reviewed: Street Check (e.g. on- or by-carriageway) or Path Check (e.g. a traffic-free path featuring minimal interactions with motor traffic)	Street Check
-----------------------------------	--	--------------

	Latitude and Longitude
Route Start Point	51.451839 , -0.96987981
Route End Point	51.444377 , -0.96444536
Weblink to Map	

Network Map	Please add below a map showing the section of route being scored in this spreadsheet. If the route is part of a longer route of multiple sections (covered in other spreadsheets) please show this on the map for context too.
-------------	---



Route Check

Results Summary

Overview

Overview	Complete	Remaining Issues for review	Next steps	Review Statement
Policy Conflicts	Yes	1	View Comments in Policy Check and Policy Conflict Log tabs	Use the space to provide overall feedback for the proposed scheme.
Critical Issues	Yes	0	No further action	
Net difference				
Safety Check	Yes	0%	The proposed design will likely have no impact on safety	
Street Check	Yes	0%	The proposed design will likely have no impact on route quality	
Street Placemaking	Yes	2%	The proposed design will likely improve the quality of place	
Path Check	N/A	N/A		
Path Placemaking	N/A	N/A		
Junction Assessment Tool Check	No	N/A	N/A	

Street Check Level of Service

Categories	Existing Layout	Proposed Layout	Net difference
Safety	61%	61%	0%
Accessibility	75%	75%	0%
Comfort	67%	67%	0%
Directness	33%	33%	0%
Attractiveness	42%	42%	0%
Cohesion	63%	63%	0%
Overall ATE Score	58%	58%	0%

