

Development Management
Reading Borough Council
Civic Offices
19 Bridge Street
Reading
RG1 2LU

Date: 22 January 2026

Our ref: 66776/11/DL/WCO/40589158v4

Dear Sir/Madam

Reading Borough Council: Full Planning Application for the installation of two air source heat pumps at 100 Brook Drive, Green Park.

On behalf of our client, Green Park Reading No. 1 LLP (“the applicant”), please find enclosed an application for full planning permission for the following development at 100 Brook Drive on Green Park Business Park in Reading:

“Installation of two air source heat pumps.”

Application Submission

This application has been submitted via the Planning Portal (ref. PP-14589154). In addition to this cover letter, it comprises:

- 1 Completed Application Form (prepared by Lichfields)
- 2 CIL Additional Information Form (prepared by Lichfields)
- 3 Site Location Plan ref. 1149-02-00 (prepared by Colony Architects)
- 4 The following application drawings prepared by Furness Green Partnership:

Drawing title	Drawing reference number
Existing Site Plan	FGP-1136-50-SA-100 Rev 03
Proposed Site Plan	FGP-1136-50-SA-101 Rev 03
Existing Mechanical Services Layout – Roof Level	FGP-1136-50-RF-100 Rev 03
Proposed Mechanical Services Layout – Roof Level	FGP-1136-50-RF-102 Rev 01
Existing Mechanical Services – Elevation 2 (South)	FGP-1136-50-XX-100 Rev 01
Proposed Mechanical Services Elevation 2 (South)	FGP-1136-50-XX-101 Rev 01

The application is accompanied by the following document:

- 1 Technical Specification of proposed Plant (i-FX-N-G05 _A _0572.pdf)

A separate planning application has been submitted for the installation of air source heat pumps at 100 Longwater Avenue at Green Park.

Application Site

The application site is located on Brook Drive within Green Park, a business park located to the southwest of Reading off the A33 and adjacent to the M4. The main vehicle access is via the A33 whilst the site can also be accessed via a train station to the west of Green Park.

Having been established as a successful business park since its opening in 1999, Green Park has played a pivotal role in fostering local economic growth and providing a hub for businesses. To maintain Green Park's competitive edge and ensure continued success there is a need for the Park to maintain their facilities by improving the sustainability of its buildings.

The application site is an existing office building.

Proposed Development

The applicant is seeking planning permission for the installation of two air source heat pumps (ASHP's) on the roof of 100 Brook Drive to support the goal to decarbonise Green Park. There is existing plant on the roof and the building benefits from existing plant screens which will conceal the proposed ASHP's from view at ground floor level.

Full details are shown on the application drawings and technical specification of the proposed ASHP's is provided.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.

Local Policy

The Reading Borough Local Plan (adopted November 2019). The following policies from the Local Plan are considered to be relevant to the application proposals:

- CC1: Presumption in favour of Sustainable Development
- CC3: Adaptation to Climate Change
- CC8: Safeguarding Amenity

National Policy

Chapter 14, Paragraph 167 of the National Planning Policy Framework (December 2024) states:

“Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights.)”

Schedule 7A of the Town and Country Planning Act requires new development to deliver a minimum of 10% biodiversity net gain (BNG) on site. The regulations also identify instances where a development might be exempt from being required to deliver BNG.

Planning Assessment

This section provides an assessment of the proposed development having regard to the development plan policies outlined above.

Policy CC1 of the adopted Reading Borough Local Plan outlines a presumption in favour of sustainable development. This supports planning applications which are considered sustainable through high-quality, enhancing development, and which are in accordance with the rest of the development plan. Further to this, Policy CC3 states that proposals for existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change.

Policy CC8 states that development will not cause detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties. This includes harm to outlook and noise and disturbance.

The proposed ASHP's are located on an existing office building on an existing business park away from residential properties (390m to the nearest residential property) and located behind an existing plant screen. They will not have any adverse effect on noise and visual amenity and further to this will assist in Green Park's aim of decarbonising the energy supply to 100 Brook Drive. The proposals are therefore in accordance with local plan policy.

Ecology

The proposed development does not impact any onsite priority habitat and impacts less than 25 sq m of onsite habitat that has a biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat. As a result, the development is exempt from the mandatory 10% biodiversity net gain requirement as it is below the stated threshold. A biodiversity assessment and metric are not, therefore, submitted as part of this application.

Conclusion

The application accords with national and local planning policy.

We trust you have sufficient information to validate and determine this application. If you have any queries or require any further information, please do not hesitate to contact me or my colleague Sarah Moorhouse.



Yours faithfully

A handwritten signature in black ink, appearing to read "Willow Cockerill".

Willow Cockerill
Planner