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Date: 6 November 2025
Our ref: 66776/05/DL/9014AoBabd2F04/34037317v3

To Whom It May Concern

Green Park, Longwater Avenue, Reading: Full Planning Application

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 Longwater Road in Green Park, Reading:

“*Installation of 28no. street lights*”.

Application Submission

This application has been submitted via the Planning Portal (ref. PP-14188145). In addition to this cover letter, it comprises:

- 1 Completed Application Form;
- 2 CIL Additional Information Form; and
- 3 Suite of plans and drawings (listed at Annex 1).

It is accompanied by:

- 1 Outdoor Lighting Report (ref. OP241123LD20178), prepared by Urbis Schréder;
- 2 Lighting Column Data Sheet (ref. TB060-EN40), prepared by Abacus; and
- 3 Key Column & Lantern Info from Specification, prepared by Abacus.

The requisite application fee of £2,235 (plus Planning Portal service charge) has been paid via the Planning Portal.

The site sits in both Reading Borough Council (RBC) and Wokingham Borough Council (WBC) and this application has been sent to both authorities for their consideration.

The Application Site

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

Having been established as a successful business and office park since its inception in 1998, 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 sustained success, there is a need for the Park to maintain their facilities.

Longwater Avenue is on the northern and western side of Green Park. It connects directly to the A33 at the northern entrance of Green Park and contains a cycle route. A footpath, running along Longwater Avenue from the roundabout with Sunapee Road to the roundabout with South Oak Way, comprises the application site. The footpath is set back from the highway.

There is existing street lighting along the opposite side of Longwater Avenue, but the application site side does not have any existing lighting provision.

Proposed Development

The applicant is seeking to install 28no. street lights along the footpath on Longwater Avenue. This will make the footpath more accessible and inviting to use. The lighting will operate via a light sensor and will activate when dark and turn off when light.

The designs reflect the existing lighting on the opposite side of the highway and seek to replicate this for the footpath, to maximise walking along the route and the amenity of the area.

The proposals are shown in greater detail on the enclosed drawings. They amount to a minor development to improve the walkability and quality of the application site and wider business park.

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.

National Planning Policy Framework

The National Planning Policy Framework (NPPF, December 2024) is a material consideration setting out the Government's overarching guidance for planning. It states that where development is sustainable and in accordance with a development plan, it should be approved without delay.

Chapter 6 outlines the role of development in supporting a strong economy. It highlights the need to support economic growth through enabling business to invest and expand. This includes development of business at a range of scales and at clusters in accessible locations.

Chapter 15 sets out guidelines for considering light in planning policy and decisions, seeking to limit the impact of light pollution on: local amenity, intrinsically dark landscapes, and nature conservation.

Local Planning Context

The relevant development plan for RBC comprises:

- 1 The Reading Borough Local Plan (adopted November 2019)

Reading Borough Council submitted a Local Plan Partial Update to the Secretary of State on 9 May 2025. Whilst not yet part of the statutory development plan, when adopted the Local Plan Partial Update will replace the current Local Plan version.

The relevant development plan for WBC comprises:

- 1 Core Strategy (adopted January 2010); and
- 2 Managing Development Delivery (adopted February 2014).

Whilst not part of the development plan, the Sustainable Design and Construction Supplementary Planning Document (SPD; adopted May 2010) is also relevant to the evaluation of this application.

Planning Assessment

The relevant policies for both RBC and WBC, as identified in the planning policy context, are discussed in the following planning assessment, in relation to this application.

Principle of Development

Policy CC1 of the adopted Reading Borough Local Plan outlines a presumption in favour of sustainable development, along with Policy CP1 of WBC Core Strategy. These support planning applications which are considered sustainable through high-quality, enhancing development, and which are in accordance with the rest of the development plan.

Policy EM2(a) of the adopted Reading Borough Local Plan, and Policies CP9 and CP15 of the WBC Core Strategy, recognise Green Park as a Core Employment Area and major development site and support the development and intensification of employment uses at the site. Policy EM2(a) specifically identifies the area surrounding Reading Green Park station for focused development.

By enabling greater, safer and more enjoyable use of the business park and route to the train station, the proposed lighting within this application supports the development, intensification, and improvement of employment uses at Green Park. The principle of development of the proposals in this application is therefore acceptable as per RBC Policies CC1 and EM2(a) and WBC Policies CP1, CP9, and CP15.

There is precedent for lighting at the application site: existing lighting lines Longwater Avenue on the other side of the highway. The proposed development complements this lighting and specifically supports the use of the footpath.

The proposed development is therefore supported both by policy, as well as local precedent at the application site – which the proposals complement.

Design

Adopted Reading Borough Local Plan Policy CC7 and WBC Core Strategy Policy CP1 outline the required design standards of development. Further advice for lighting design for WBC is provided in the Sustainable Design and Construction SPD.

Both authorities require development to provide attractive, functional, accessible, safe, secure and adaptable scheme, which are of a high quality and maintain and enhance local character. Proposals should also maintain and enhance quality of the public realm and ease of movement. Lighting design should also reduce light pollution including through the provision of lighting only where necessary, directing light downwards, and use of uniform lighting.

The proposed columns measure 7m in height and are a metal finish, matching existing designs across Longwater Avenue. They are designed to a professional, high-quality finish which also matches the wider design of Green Park. Through their location on the footpath, the directed beam of the lighting, and use of a light sensor, the proposals are also designed to maximise functionality.

The design therefore meets the requirements of policy in the following four ways:

- 1 The development is of a high quality, modern finish, in keeping with the existing business park;
- 2 The lighting poles complement the existing poles across the road, respecting the immediate context;
- 3 The designs are of a high-quality, functional, and modern finish; and
- 4 Lighting to the footpath improves the public realm and access to - and ease of movement through - it.

The proposed development is therefore of an acceptable design quality, according to RBC Policy CC7, WBC Policy CP1, and WBC's Sustainable Design and Construction SPD.

Amenity

Adopted Reading Borough Local Plan policy CC8 sets guidelines for lighting development in respect of local amenity. WBC Core Strategy Policy CP1 requires development to avoid areas where pollution may impact upon the amenity of current and future occupiers.

The proposed development is located in an existing business park and there is no residential development within over 1km of the site. There is therefore no effect on residential amenity.

Amenity of the area will be instead improved for users of the site with better lighting of the footpath enabling its greater and safer use.

The proposed development therefore accords with adopted RBC Policy CC8 and WBC Policy CP1.

Ecology

At the narrowest point the development is located 75m away from a small pond – identified in adopted Reading Borough Local Plan Policy EN12 as an area of biodiversity interest and existing green link. This policy asserts that planning permission will not be granted where these sites are negatively affected by

development. Development must also demonstrate that it maintains or links the existing green network and contributes to its consolidation.

Whilst the pond is not designated within the adopted WBC development plan, Core Strategy Policy CP7 looks to safeguard ecological sites from development which would negatively impact them.

The extent of illumination with accompanying calculations is enclosed in this application. The lighting has been designed to minimise spill and the drawings and calculations demonstrate that light spill does not interfere with, and is suitably buffered from, the natural assets adjacent to the site.

The area of biodiversity interest is therefore protected, and the development complies with RBC Policy EN12 and WBC Policy CP7.

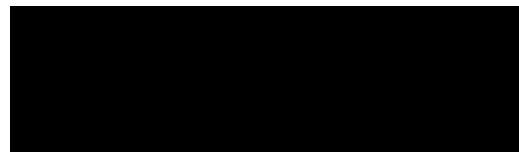
With regards to Biodiversity Net Gain (BNG), the application proposals do not impact any priority habitat, nor does they impact more than 25 sqm or more than 5m of linear habitat. The development is therefore exempt from the BNG condition according to the de minimis exemption.

Summary and Conclusion

The application accords with national planning policies and relevant local policies within the adopted (and, where applicable, emerging) development plan for Reading Borough Council and Wokingham Borough Council. We conclude that the application should be approved.

We trust you have sufficient information to validate and determine this application. If you have any queries, please contact me or my colleague Sarah Moorhouse.

Yours faithfully



Chris Price

Planner

BA (Hons), MSc

Annex 1: Table of Plans and Drawings

Drawing title	Prepared by	Drawing reference number
Green Park Longwater Avenue Location Plan	TFT Consultants	GPL_TFT_XX_00_DR_A_0001
Green Park Longwater Avenue Existing Plan 1 of 2	TFT Consultants	GPL_TFT_XX_00_DR_A_0002
Green Park Longwater Avenue Existing Plan 2 of 2	TFT Consultants	GPL_TFT_XX_00_DR_A_0003
Green Park Longwater Avenue Proposed Plan 1 of 2	TFT Consultants	GPL_TFT_XX_00_DR_A_0004
Green Park Longwater Avenue Proposed Plan 2 of 2	TFT Consultants	GPL_TFT_XX_00_DR_A_0005
Longwater Avenue Horizontal Illuminance Drawing	Urbis Schreder	OP241124LD20178
Lighting Column Detail Drawing	Abacus	TB060/SP1