

100 Longwater Avenue
Green Park
Reading
RG2 6GP

April 2016

Reading Borough Council
Civic Offices
Bridge Street
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To Whom It May Concern

Green Park, Reading, Updated Masterplan

Outline planning permission was granted for Green Park in 1995. In 1997 a masterplan for Green Park was approved. The original Masterplan underwent much consultation with Reading Borough Council, Wokingham Borough Council and West Berkshire Council (then Newbury). The majority of Green Park is located within Reading Borough Council and Wokingham Borough Council.

The original masterplan was produced by Foster and Partners, and took its origins from business park trends across the USA and in particular Silicon Valley. The Foster masterplan envisaged a highly landscaped, parkland setting, with buildings placed close to newly created water bodies, allowing occupiers to enjoy the new parkland and waterside environment. Foster's masterplan has guided the design of Green Park over the past 15 years and still provides an important framework for future delivery.

Notwithstanding this, it is recognised that as time has moved on, so has the modern office environment and the demands of tenants. Green Park is now a highly successful business community and an asset to Reading and the wider area. It is therefore important that the future development of Green Park has an equally strong vision and masterplan for future development, as it did in 1997.

To refresh the masterplan, the owners of Green Park began consultation with the adjoining Councils in December 2014, and continued a process of dialogue via workshops, face to face meetings and written advice.

This draft masterplan has now been refreshed and updated by Aukett Swanke (dated December 2015), with technical input from Peter Brett Associates (PBA) to ensure the infrastructure requirements and environmental constraints of Green Park are also captured and refreshed and not compromised by future development.

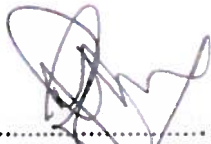
The updated masterplan remains firmly connected with the original masterplan principles, however, it proposes an uplift of approximately 19% in

overall development compared to the original masterplan. Any uplift in unconsented floorspace and specific detailed schemes will be subject to the detailed development management process (including the requirement for technical flooding and transport assessments, achieving high quality design and appearance and appropriate infrastructure provision), consultation and consideration by officers and Councillors.

Council officers understand that the revised Masterplan is intended to provide a non-statutory framework, with no formally approved status, which sets out the future development aspirations of the owners of Green Park. The Masterplan will have no material weight in decision making. Officers support the continued valuable contribution of Green Park and have welcomed the opportunity given by the owners to comment on their revised Masterplan. Officers remain committed to a continuing dialogue on the future development of Green Park.



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Reading Borough Council



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