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**BARTON
WILLMORE**

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J. Markwell, Esq.,
Principal Planning Officer,
Reading Borough Council,
Civic Offices,
Bridge Street,
READING.
RG1 2LU

VIA PLANNING PORTAL

28876/A3/CP/slh/dw

3rd February, 2020

Dear Mr. Markwell,

RE: DETAILED PLANNING APPLICATION FOR 53-55 VASTERN ROAD, READING, RG1 8BU

On behalf of our client, Berkeley Homes (Oxford & Chiltern) Limited ("the Applicant"), we are pleased to submit a detailed application pertaining to the development as described below, on land at 53-55 Vastern Road, Reading, RG1 8BU (the "Site").

This application seeks planning permission for:

'Detailed application for the demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road'.

Background to the Site

53-55 Vastern Road is 0.76 hectares and currently consists of the former SSE offices, which have since relocated to Forbury Place, and a car park. The site is bounded to the north by the River Thames and to the south by Vastern Road and thereafter Reading Railway Station.

Pre-application Discussions

This application has been submitted following extensive pre-application discussions with Reading Borough Council. In addition, three public exhibitions have been held and engagement has been undertaken with key stakeholders including local residents, Reading Civic Society and Caversham and District Residents Association (CADRA) amongst others. Two independent Design Review Panel meetings have also taken place with the proposals seeking to respond to comments received throughout the engagement process.



FS 29637

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Number: 0C342692

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Application Documents

As agreed through the pre-application process, the following documents are submitted in support of this application (PP-08432356):

Drawings:

Drawing Number	Drawing Title	Prepared by	Size
Site Wide plans			
448.PL.SL.001	Site Location Plan	Berkeley Homes	A3
448.PL.SL.002	Illustrative Masterplan	Berkeley Homes	A3
BHOC.448.LA.101	Landscape General Arrangement	Berkeley Homes	A1
BHOC.448.LA.102	Planting Framework Plan	Berkeley Homes	A1
448.PL.SL.002	Proposed Block Plan	Berkeley Homes	A3
448.PL.SP.003	Existing Block Plan	Berkeley Homes	A3
RT/319/0463/P/0001	Existing Floor Plan Ground Floor	Berkeley Homes	A0
RT/319/0463/P/0002	Existing Floor Plan First Floor	Berkeley Homes	A0
RT/319/0463/P/0003	Existing Floor Plan Second Floor	Berkeley Homes	A0
RT/319/0463/P/0004	Existing South, East and North 1 Elevations	Berkeley Homes	A0
RT/319/0463/P/0005	Existing South, East and North 1 Elevations	Berkeley Homes	A0
RT/319/0463/P/0006	Existing Street Scene, South and West	Berkeley Homes	A0
RT/319/0463/P/0007	Existing Street Scene, North	Berkeley Homes	A0
448.001	Drawing Issue Sheet	Berkeley Homes	A3
448.GIA	GIA Plans	Berkeley Homes	A1
Street Scenes			
448.PL.200	Context Site Elevation River Frontage	Berkeley Homes	A1
448.PL.201	Context Site Elevation Vastern Road	Berkeley Homes	A1
448.PL.202	Context Site Elevation Street Section	Berkeley Homes	A1
448.PL.SS.300	Site Sections Section A-A, E-E	Berkeley Homes	A1
448.PL.SS.301	Site Sections Section B-B, C-C, D-D	Berkeley Homes	A1
Block A proposed			
448.PL.A.100	Block A Ground - Third Floor	Berkeley Homes	A1
448.PL.A.101	Block A Fourth - Fifth Floor	Berkeley Homes	A1
448.PL.A.200	Block A Elevations	Berkeley Homes	A1
448.PL.A.200 COL	Block A Elevations Coloured	Berkeley Homes	A1
448.PL.A.300	Block A Section A-A, B-B and C-C	Berkeley Homes	A1
Blocks B and C proposed			
448.PL.BC.100	Block BC Ground Floor Plan	Berkeley Homes	A1
448.PL.BC.101	Block BC First Floor Plan	Berkeley Homes	A1
448.PL.BC.102	Block BC Second Floor Plan	Berkeley Homes	A1
448.PL.BC.103	Block BC Third Floor Plan	Berkeley Homes	A1
448.PL.BC.104	Block BC Fourth Floor Plan	Berkeley Homes	A1
448.PL.BC.105	Block BC Fifth Floor Plan	Berkeley Homes	A1
448.PL.BC.106	Block BC Sixth Floor Plan	Berkeley Homes	A1
448.PL.BC.107	Block BC Seventh Floor Plan	Berkeley Homes	A1
448.PL.BC.108	Block BC Eighth Floor Plan	Berkeley Homes	A1
448.PL.BC.109	Block BC Ninth Floor Plan	Berkeley Homes	A1
448.PL.BC.110	Block BC Tenth Floor Plan	Berkeley Homes	A1
448.PL.BC.200	Block BC Southwest Elevation	Berkeley Homes	A1
448.PL.BC.200 COL	Block BC Southwest Elevation Coloured	Berkeley Homes	A1
448.PL.BC.201	Block BC Southeast Elevation	Berkeley Homes	A1
448.PL.BC.202	Block BC Northeast Elevation	Berkeley Homes	A1
448.PL.BC.203	Block BC Northwest Elevation	Berkeley Homes	A1
448.PL.BC.203 COL	Block BC Northwest Elevation Coloured	Berkeley Homes	A1

448.PL.BC.300	Block BC Section A-A and B-B	Berkeley Homes	A1
448.PL.BC.301	Block BC Section C-C	Berkeley Homes	A1
Block D proposed			
448.PL.D.100	Block D Ground Floor Plan	Berkeley Homes	A1
448.PL.D.101	Block D First Floor Plan	Berkeley Homes	A1
448.PL.D.102	Block D Second Floor Plan	Berkeley Homes	A1
448.PL.D.103	Block D Third Floor Plan	Berkeley Homes	A1
448.PL.D.104	Block D Fourth Floor Plan	Berkeley Homes	A1
448.PL.D.105	Block D Fifth Floor Plan	Berkeley Homes	A1
448.PL.D.106	Block D Sixth Floor Plan	Berkeley Homes	A1
448.PL.D.107	Block D Seventh Floor Plan	Berkeley Homes	A1
448.PL.D.108	Block D Eighth Floor Plan	Berkeley Homes	A1
448.PL.D.109	Block D Ninth Floor Plan	Berkeley Homes	A1
448.PL.D.200	Block D Southeast Elevation	Berkeley Homes	A1
448.PL.D.201	Block D Northeast and Southwest Elevation	Berkeley Homes	A1
448.PL.D.201 COL	Block D Northeast and Southwest Elevation Coloured	Berkeley Homes	A1
448.PL.D.202	Block D Northwest Elevation	Berkeley Homes	A1
448.PL.D.202 COL	Block D Northwest Elevation Coloured	Berkeley Homes	A1
448.PL.D.300	Block D Section A-A and B-B	Berkeley Homes	A1
Blocks E, F and G proposed			
448.PL.EFG.100	Block EFG Ground Floor Plan	Berkeley Homes	A1
448.PL.EFG.101	Block EFG First Floor Plan	Berkeley Homes	A1
448.PL.EFG.102	Block EFG Second Floor Plan	Berkeley Homes	A1
448.PL.EFG.103	Block EFG Third Floor Plan	Berkeley Homes	A1
448.PL.EFG.104	Block EFG Fourth Floor Plan	Berkeley Homes	A1
448.PL.EFG.105	Block EFG Fifth Floor Plan	Berkeley Homes	A1
448.PL.EFG.106	Block EFG Sixth Floor Plan	Berkeley Homes	A1
448.PL.EFG.107	Block EFG Seventh Floor Plan	Berkeley Homes	A1
448.PL.EFG.200	Block E Southeast and Southwest Elevation	Berkeley Homes	A1
448.PL.EFG.201	Block E Northwest and Northeast Elevation	Berkeley Homes	A1
448.PL.EFG.202	Block FG Southwest, Southeast and Northwest Elevation	Berkeley Homes	A1
448.PL.EFG.203 COL	Block EFG Southeast Elevation Coloured	Berkeley Homes	A1
448.PL.EFG.204 COL	Block EFG Northeast Elevation Coloured	Berkeley Homes	A1
448.PL.EFG.300	Block EFG Section A-A, B-B and C-C	Berkeley Homes	A1
Café proposed			
448.PL.H.100	Cafe Floor Plans	Berkeley Homes	A1
448.PL.H.200	Cafe Elevations	Berkeley Homes	A1
448.PL.H.200	Cafe Elevations Coloured	Berkeley Homes	A1

Documents:

Document Title	Prepared by
Application Form	Barton Willmore
Agricultural Holdings Certificate	Barton Willmore
Completed Ownership Certificate	Barton Willmore
Community Infrastructure Levy Form	Barton Willmore
Air Quality Assessment	Peter Brett Associates
Archaeological Assessment	Cgms Consulting
Contaminated Land Survey	Omnia
Daylight/Sunlight Assessment	EB7
Design and Access Statement	Berkeley Homes
Ecology Report	EcoConsult

Energy Statement	Hodkinson
External Lighting Strategy	Peter Brett Associates/ Stantec
Fire Safety report (within DAS)	Berkeley Homes
Flood Risk and Drainage Assessment	Peter Brett Associates
Heritage Statement	Built Heritage Consultancy
Noise and Vibration Assessment	24 Acoustics
Open Space Statement	Berkeley Homes
Planning Statement	Barton Willmore
Statement of Community Involvement	Pegasus
Sustainability Statement	Peter Brett Associates/ Stantec
Superfast Broadband Energy Statement	Peter Brett Associates/ Stantec
Townscape and Visual Impact Assessment	Barton Willmore
Transport Statement	Peter Brett Associates/ Stantec
Travel Plan	Peter Brett Associates/ Stantec
Tree Survey and AIA Assessment	Greengage
Utilities Surveys and Proposals	Peter Brett Associates/ Stantec
Ventilation/Extraction details (within Sustainability Statement)	Peter Brett Associates/ Stantec
Viability Assessment and Report (submitted under separate cover)	Fulkers/Savills/Berkeley Homes
Wind/Microclimate Assessment	RWDI

Application Fee

The planning application fee for the proposals has been calculated as £45,263.00. In accordance with the *Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012* (as amended), the fee of £45,263.00 will be paid to the Planning Portal (via BACS).

Summary

The submitted suite of application documents demonstrates that the proposed development will accord with national, regional and local planning policies to achieve sustainable development on the allocated site.

The proposals align with the allocation set out in Policy CR11g, providing residential development, a café and provision of a green link connecting the town centre with Caversham on the other side of the River which is a key priority for the future of this site.

We trust that the information provided within this application is sufficient to determine the application and we look forward to receiving confirmation of the validation of the application in due course. However, should you have any queries or require any further information then please do not hesitate to contact me.

We would welcome a meeting during the consultation process to review this application.

Yours sincerely,



CRAIG PETTIT
Planning Associate

Encs.