

## Donna Williams

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**From:** Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>  
**Sent:** 02 March 2020 12:10  
**To:** Markwell, Jonathan (Jonathan.Markwell@reading.gov.uk)  
**Cc:** Joseph Harding; Sophie Haslum; Caroline McHardy; David Taylor (Oxford); Kim Cohen; Dharshi Mariyanayagam  
**Subject:** [EXTERNAL] RE: 55 Vastern Rd, Reading (200188)  
**Attachments:** Planning Block by Block Schedule 28.2.20.pdf

Good afternoon Jonathan,

Further to the below issue from our client, please find attached a block b block schedule as requested, which was not included within the submission below.

Many thanks and if there are any queries, please let me know.

### Craig Pettit

Planning Associate



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**From:** Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>  
**Sent:** 28 February 2020 17:05  
**To:** Markwell, Jonathan (Jonathan.Markwell@reading.gov.uk) <Jonathan.Markwell@reading.gov.uk>  
**Cc:** Joseph Harding <Joseph.Harding@berkeleygroup.co.uk>; Sophie Haslum <Sophie.Haslum@berkeleygroup.co.uk>; Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>; David Taylor (Oxford) <Dave.Taylor@berkeleygroup.co.uk>; Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>; Dharshi Mariyanayagam <Dharshi.Mariyanayagam@berkeleygroup.co.uk>  
**Subject:** 55 Vastern Rd, Reading (200188)

Dear Jonathan,

Thank you for your email dated 18<sup>th</sup> February and the detailed response you have provided which we have now had a chance to consider and we respond as below. In addition, I attach a tabulated 'validation queries' document where we have provided supporting commentary with drawing references against each of your individual responses.

#### Revised drawings and plans

We have amended and updated the drawings where some errors occurred, mainly in respect to the elevations of the blocks throughout the site. In addition, we have also included new elevations and sections through the site as requested. Following the phone call on 24<sup>th</sup> February with Barton Willmore where you clarified various points in relation to the demise of the café, context elevations, enclosures plan (amongst others), we have now implemented those changes as we discussed. I have enclosed below a sharefile link of all the revised submission information as below;

<https://berkeley-group.sharefile.eu/d-s3f44048c3e543998>

I hope that we have addressed the key points in order to consider the application acceptable for validation and with regards to the 'information to follow no later than two weeks' we have already made progress and this will be with

you next week. A hard copy of the revised drawings has been posted this afternoon for the attention of yourself and should be with you on Monday morning.

Viability

Further to our discussions on 24<sup>th</sup> February, in light of the relevant PPG guidance, we have prepared a redacted version of the viability which we will send through under separate cover as before. We would appreciate your feedback as to the fixed fee element but following submission of this revised application we will pay the initial £15,000 as requested.

Certificates

Regarding the issue around the red line, Certificate B is to be issued with notice to be served to SSE. In conjunction with this, notice will be served to RBC Highways in respect of the bridge connection.

External Consultants

Please can you progress to seek quotations for the individual topics which you advise will be required for this application and I can confirm that as long as the fees are reasonable at normal market rate that we are more than happy to fund these external reviews as required as part of the consultation process.

I look forward to hearing from you in due course with confirmation that the application can now be validated and when you deem it appropriate to meet. We would be more than willing to offer a kick off presentation to your team outlining the scheme if you think this would be helpful at all?

Kind regards

**Caroline McHardy**  
Land and Development Director



**Berkeley Homes (Oxford and Chiltern) Ltd**  
Berkeley House, Farnham Lane, Farnham Royal, SL2 3RQ

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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.  
Registered in England and Wales Number 2843844



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**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Sent:** 18 February 2020 17:40

To: Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>

Subject: 55 Vastern Rd, Reading (200188)

Dear Mr Pettit,

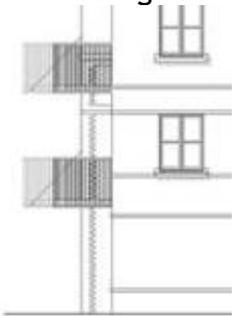
Thank you for your recent application submission and my apologies for the short delay in being in a position to reply. I have now had an opportunity to consider your recent submission for the purposes of validation and have found the application to be invalid. The majority of the additional information required is in relation to the plans, as per section 18 [of the validations requirements](#). You are invited to submit the following information in order to enable the future validation and registration of the application:

1. It is noted that the proposed development is reliant on a building partly on land outside the red line boundary to be demolished to facilitate the proposed development (e.g. a) one building proposed to be demolished is located part within the red line boundary and part outside b) connection to Christchurch Bridge), but Certificate A has been signed at section 25 of the application form. In terms of a), this suggests that the applicant owns the entire building / site where development is proposed, but no blue line has been indicated on the site location plan (ref 448.PL.SP.001) that has been submitted. Please clarify? It is noted for example that the entirety of the building has been included in the existing GIA figures provided by Plowman Craven). I suggest that either Certificate B should be completed and notice served on the adjoining landowner, the red line is altered to include the entirety of the existing building proposed to be demolished, or a blue line is added to the site location plan, as appropriate. In terms of b), it is not clear if the landowner has been served notice and why certificate B has not been signed, as evidently the connection to Caversham Bridge is a fundamental component of the proposed scheme?

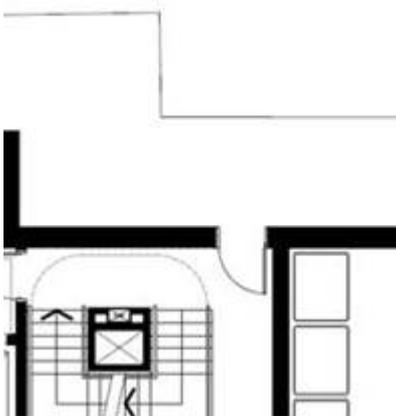


2. Please submit an existing north elevation plan of the locally listed building which fronts onto Vastern Rd. This is not included in the set of existing elevation plans submitted.
3. Somewhat surprisingly, none of the elevation or section plans include site levels or floor by floor levels. It is advised that it is essential for the proposed site levels and finished floor levels (with levels related to a fixed datum point off site) to be included, in line with section 18 of the validation requirements. This is particularly pertinent in this instance owing to the known level changes across the site.

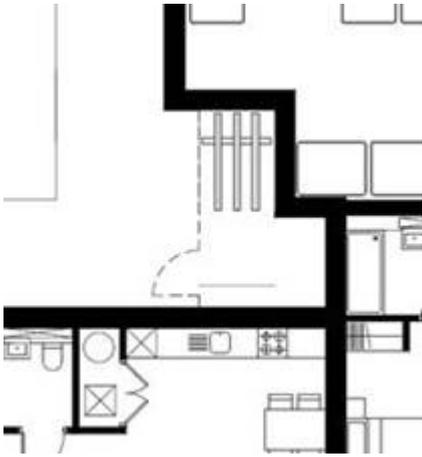
- No roof plans have been submitted in relation to any of the top floors of any Block. Please submit these for consideration. I also note that the energy strategy details that PV will be placed on a number of roofslopes. Accordingly, PV should also be detailed on the proposed roof plans. Furthermore, section plans should be updated to demonstrate the proposed angle of orientation and projection. If the proposed PV projects above the parapets, the proposed elevation plans should also be updated to reflect the proposed PV.
- The Block B&C south-east elevation (448.PL.BC.201) shows a projecting balcony in the foreground and background at first floor level (which will front onto the south elevation). However, the south west elevation details that (unlike the floors above) no balcony is proposed at first floor level in the foreground (with the arched detail and two small windows provided instead). As such, there is inconsistency between the floor plans and elevations. I assume that the elevation is inaccurate and I would welcome revised plans being submitted to accurately show what is proposed.



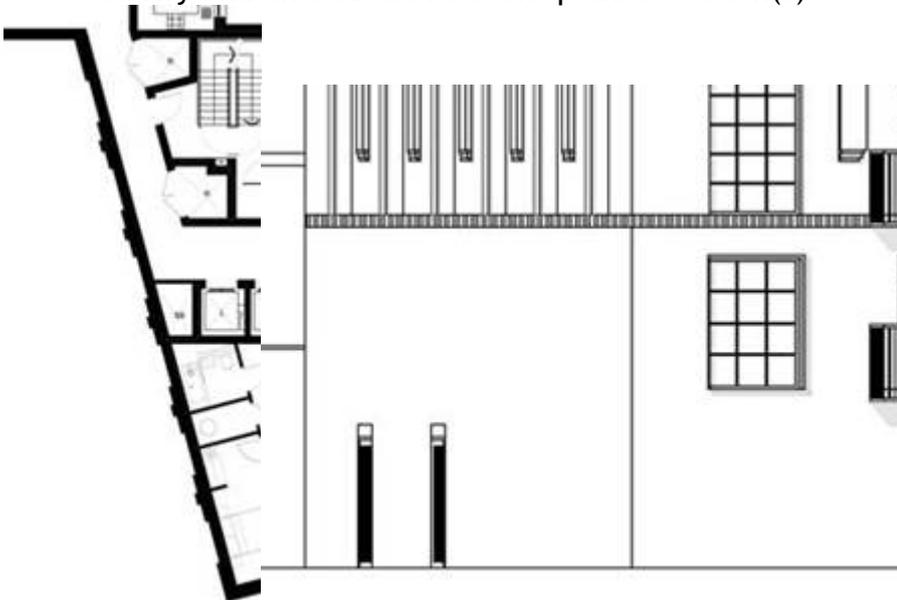
- The Block B&C south-east elevation (448.PL.BC.201) shows a blank elevation in the area of the “Goods Office” building, but the ground floor plan (448.PL.BC.100) shows a door leading to an internal staircase. Please clarify whether this is proposed or not and amend the necessary plan(s) accordingly to enable consistency between the plans submitted.



- The Block B&C north-east elevation (448.PL.BC.202) is not shown in full. Given the northern end of the elevation is set out from part of the elevation, an area further south is hidden. Based on the ground floor plan (448.PL.BC.100) this appears to serve an external cycle store area (although this appears to be inconsistent with the block plan and illustrative masterplan). Please clarify and provide a standalone elevation showing this presently hidden elevation in full



8. The indentations on the brickwork for the southwest elevation of Block D appear from the south-east and south-west elevation plans to begin at second floor level. However, they are detailed on the first floor plan (448.PL.D.101) in a similar manner to the upper floors. As such, there is inconsistency between the floor plan and elevation. Please clarify and amend the relevant plan/elevation(s).



9. The south-west elevation for Block D (448.PL.D.201) has omitted to show the proposed vehicular entrance/exit point into the block. Please revise the relevant plan accordingly.
10. The south-west elevation for Block D (448.PL.D.201) has omitted to show the proposed balconies serving the western elevation of the southernmost “Generator” building units. Although they are shown on the northeast elevation, they project beyond the south elevation of the “Generator” and should therefore also be shown on that elevation too. Please revise the relevant plan accordingly.
11. The north-east elevation for Block D (448.PL.D.201) has omitted to show the café store shown on the Block D ground floor plan. Please revise the relevant plan accordingly.
12. The café floor plan (448.PL.H.100) details a lower ground floor level, but the corresponding elevation plan (448.PL.H.200) does not show the door in the south east elevation. Please clarify / update.

13. The illustrative masterplan details what appears to be an external area associated with the proposed café. However, the demise of this space is not detail on the café floor plans. Please update.
14. The proposed plans do not appear to provide elevation or section plans to detail the proposed connection to Christchurch Bridge and details of all elements of the proposed route(s) through the site. Please submit a series of plans / elevation / section plans to show in detail (including land level) precisely what is proposed, showing the relationship between the various buildings and the proposed route in detail too.
15. The proposed 'context elevations' lack detail as they do not show all proposed buildings sought as part of this application. Please provide additional context elevations which show the proposals alongside other proposed buildings in the background too.
16. Only a single north-south context elevation site section has been submitted (showing the view looking east of the café, "Turbine Hall", "Generator", "Goods Office" and "Goods Warehouse"); please provide a similar north-south context elevation site section looking west towards "Christchurch Wharf", "Coal Drop", the parking/public realm and the "Railway Warehouse".
17. Please provide a proposed west streetscene elevation plan from Lynmouth Road, to compare with the existing west streetscene elevation plan already submitted (RT/319/0463/P/0006).
18. The proposed section A-A plan (448.PL.SS.300) goes to the eastern boundary of the application site, but the key suggests it also includes the remaining SSE site; please revise the section or revise the key so that they are consistent.
19. It is not clear whether advertisement consent is sought for the various high level building names shown on the proposed elevation plans; it does not appear that the wording is integral within the brickwork of the buildings, so please clarify if these are purely shown indicatively (with view to a future separate advertisement consent in the future - if this is the case, an explicit annotation should be added to all relevant elevation plans to specify this on the proposed plans), whether you consider they do not require advertisement consent, or if you are seeking advertisement consent at this time (if so, a separate application will be required).
20. The boundary treatment proposed around the site is not detailed in your submission. Please submit elevation plans detailing the proposed boundary treatment (if applicable) - in particular, the proposed boundary treatment to the east and west of the site should be detailed, ideally in elevation form in the context of the building elevations as a whole. This is required to assist in the assessment of the quality of accommodation for future occupiers (e.g. outlook), as well as assisting in terms of security and public realm considerations.
21. Can a block by block / floor by floor schedule of the proposed residential accommodation please be provided, as based on my look through the proposed plans I totalled the mix to be 61x1-bed, 136x2-bed and 12x3-bed, in contrast to the 60x1 and 137x2-bed units you have specified. My breakdown is block A 8x1 & 19x2; Block BC 32x1 & 56x2; Block D 8x1, 35x2 & 12x3; Block EFG 13x1 & 26x2. I would welcome your clarifications please? If the proposed mix I have totalled proves to be correct, please revise the relevant documents.

22. Whilst mindful of your separate viability report submission of 3<sup>rd</sup> February and the letter from Berkeley Homes (i.e. information provided on a confidential basis), this is questioned in light of the clear advice within [Planning Practice Guidance](#) relating to how viability submissions should be publicly available. Accordingly, please provide commentary and responses in respect of paragraph 021 of the PPG, to enable this to be further considered by the local planning authority.

### Other matters

Although not strictly matters which necessitate the application being invalid, it is sought for the following identified matters to be resolved as soon as possible and by no later than 2 weeks subsequent to the future validation of the application

23. The proposed block plan does not include a reference on the plan, but is referenced within your covering letter as 448.PL.SL.002 and the Berkeley Homes drawing list as 448.SK.111. Bullet point 2 of validation requirement 18 refers to drawings being required to be accurately referenced to aid identification. Accordingly, please clarify / submit a referenced plan.
24. The illustrative masterplan does not include a reference on the plan, but is referenced within your covering letter and the Berkeley Homes drawing list as 448.PL.SL.002 (the same reference as the block plan mentioned above). Bullet point 2 of validation requirement 18 refers to drawings being required to be accurately referenced to aid identification. Accordingly, please clarify / submit a referenced plan.
25. The existing north 2, west 1 & west 2 elevation plan (RT/319/0463/P/0005) has been incorrectly titled 'south, east and north 1 elevations' (which is plan -0004) - please amend and re-submit.
26. Please provide detailed section plans at third floor level of the "Goods Office" building to clearly show the extent of the proposed dormers and rooflights, and to also clearly show the floor to ceiling heights internally too (noting for example that it appears that a bedroom is proposed to be served solely through rooflights). This will assist the future officer assessment regarding the quality of accommodation proposed by these units.
27. It would be useful to provide a series of detailed plans to help demonstrate the (hopefully) design quality of the scheme, such as: details around one of the proposed entrances; external balcony detail (which also includes the underside of the balcony - as these are visually prominent from close quarters at ground floor level).
28. It is somewhat surprising that no plan appears to have been submitted to detail the (at least indicative) location of a crossing point on Vastern Road, despite officers clear feedback during pre-application discussions. Officers continue to consider that a Vastern Road crossing facility should be illustrated on the submitted plans and you are encouraged to provide such information at the outset of the application.

### Other comments

It is noted that your client raised various matters in her email of 3<sup>rd</sup> February. It is advised that the majority of these can be discussed further once the application is in a position to be validated. In the interim however, please advise whether you would wish to have sight of (with view to you commenting on, with such comments being considered in the final wording) the future quotations for independent day/sun/overshadowing, microclimate and sustainability/energy reviews? Alternatively, I can progress to seek quotations (based on methodologies used previously) without your input (once the application is valid)? Please advise of your preference? Moreover, please advise of your in-principle willingness to fund these future reviews? Once I receive the quotations, I will send these through to you in full to agree the

exact instructions (you would be invoiced by the LPA, once the consultant has invoiced the LPA).

In terms of the future viability review, you will probably already be aware that there is a separate (from the application fee) initial fixed fee for these being separately assessed as part of the application. For a scheme of this size, in line with [the published rates](#), the initial fixed fee due is £15,000 (this is not subject to VAT, as it is at planning application stage).

I would be grateful if the fee could be paid as soon as possible (the viability review will not commence until it is received) by one of the following options:

- via cheque (made payable to Reading Borough Council) - see the postal address below & quote the reference number 200188, marking your covering letter for my attention.
- via the website (the payment type is 'Planning' and the service to pay for is 'Viability appraisal (application submission)' and the reference is 200188) [here](#) or
- via BACS. I am advised that the BACS details are: Lloyds Bank Broad Street Reading Sort code: 30-91-31 Account: 00271502.

It would be helpful if you could separately advise me of your method of payment please, so that I can advise my colleagues of the method to expect it by?

#### Next steps

The information requested to enable the validation of the application is required to be submitted within 28 days of this email (with view to validating and registering the application thereafter), or your application could be returned to you and no further action could be taken by the local planning authority. Furthermore, I can also confirm that the application fee paid would be refunded but with 20% withheld for this application. As such, I will await to hear from you by 17th March 2020. Please submit additional information via email direct to me with documents in a pdf format (or via a weblink if the documents are of a significant size in MB - if revised plans are submitted, please note that hard copies of these plans will also be required to be submitted, as well as the electronic versions). If these timescales are problematic for you, please feel free to contact me to discuss this further.

I would also ask for your responses to matters under the 'other matters' heading to ideally be responded to at the same time as your response with information to validate the application, or alternatively within 2 weeks of the future validation of the application.

I hope that the above is clear and is of assistance to you. Should you have any questions or queries, please feel free to contact me to discuss this further. Please note however that I am away from the office beyond today, returning on Monday 24<sup>th</sup> February. Unfortunately none of my colleagues are likely to be in a position to respond to any matters in the interim, as a number of other colleagues are also on leave this week.

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate for Economic Growth and Neighbourhood Services

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**Vastern Road - Schedule of Accommodation**

28.02.2020

**Block A**

	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Ground Floor	2	3	0	
First Floor	2	4	0	
Second Floor	1	3	0	
Third Floor	1	3	0	
Fourth Floor	1	3	0	
Fifth Floor	1	3	0	
	8	19	0	27

**Block B**

	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Ground Floor	0	4	0	
First Floor	5	7	0	
Second Floor	5	7	0	
Third Floor	5	7	0	
Fourth Floor	2	4	0	
Fifth Floor	2	4	0	
Sixth Floor	2	4	0	
Seventh Floor	2	4	0	
Eighth Floor	2	4	0	
Ninth Floor	2	2	0	
Tenth Floor	2	2	0	
	29	49	0	78

**Block C**

	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Ground Floor	0	2	0	
First Floor	1	2	0	
Second Floor	1	2	0	
Third Floor	1	1	0	
	3	7	0	10

**Block D**

	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Ground Floor	1	0	0	
First Floor	1	6	0	
Second Floor	1	7	0	
Third Floor	1	7	0	
Fourth Floor	1	7	0	
Fifth Floor	1	4	2	
Sixth Floor	1	2	2	
Seventh Floor	1	2	2	
Eighth Floor	0	0	3	
Ninth Floor	0	0	3	
	8	35	12	55

**Block E**

	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Ground Floor	3	2	0	
First Floor	2	3	0	
Second Floor	2	3	0	
Third Floor	2	3	0	
Fourth Floor	2	2	0	
Fifth Floor	2	2	0	
Sixth Floor	0	2	0	
Seventh Floor	0	2	0	
	<hr/>	<hr/>	<hr/>	
	13	19	0	32

**Block F**

	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	
Ground Floor	0	2	0	
First Floor	0	2	0	
Second Floor	0	2	0	
	<hr/>	<hr/>	<hr/>	
	0	6	0	6

**Block G**

	1 Bed House	2 Bed House	3 Bed House	
N/A	0	1	0	
	<hr/>	<hr/>	<hr/>	
	0	1	0	1