

## Donna Williams

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**Subject:** FW: 55 Vastern Rd, Reading (200188)

**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>

**Sent:** 13 March 2020 09:30

**To:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>

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

**Subject:** [EXTERNAL] RE: 55 Vastern Rd, Reading (200188)

Dear Ms McHardy,

Thank you for your email. I am still awaiting hard copies of all of the plans submitted electronically on 5/3/20. I received some on 09/03/20, but as underlined in my email of the same day (see below), these are required prior to the validation and registration of the application. I can clarify that these plans are awaited (they were not included in those received on 9/3/20 - possibly due to the draft reference?):



I had presumed that these were en route to me, but based on your email below that possibly isn't the case? In short, I await hard copies of these prior to being able to validate and register the application. Once registered, the reference number will be 200188.

On other matters, I have begun (in anticipation of the future registration of the application) to draft the quotation letters for the future independent day/sun and wind/microclimate assessments (and separately the energy/sustainability review too). Whilst doing this, I note that neither the day/sun or wind/microclimate reports appear to have taken into account emerging proposals on land to the south of the application site. An outline application for the retail park site has been received from Barton Willmore (it is presently awaiting validation at the time of writing - but this is anticipated shortly - the future reference number will be 200328). I had fully anticipated your reports to have taken that development (and current application 182252 at 80 Caversham Rd - former Royal Mail site) into account (or at the very least commented on it). You are provided with an opportunity to revise / submit addendum reports in those regards and I would welcome your clarity as to whether you wish for me to delay seeking quotations until these are received? The other option would be to seek quotations now (in the quotation letter I would naturally make reference to these nearby developments not being referenced in the reports and seek comments from the reviewers on this basis), with view to you possibly submitting information at a later date which would then possibly require separate or further instructions from the independent consultants to review.

I hope that this information is of assistance to you and look forward to hearing from you.

Yours sincerely,

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

Reading Borough Council  
Civic Offices,

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Reading,  
RG1 2LU

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**From:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>  
**Sent:** 13 March 2020 08:52  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Cc:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Subject:** RE: 55 Vastern Rd, Reading (200188)

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

Good Morning Jonathan,

I've had a look online this morning but I was wondering if our application has a reference yet and have we been validated?

Further to the below, do let me know if you would like to meet to run through anything or get a PPA in place?

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 in England and Wales Number 2843844



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**From:** Caroline McHardy  
**Sent:** 09 March 2020 13:51  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Cc:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Subject:** RE: 55 Vastern Rd, Reading (200188)

Dear Mr Markwell,

Thank you for your responses.

In relation to the viability, I have attached a revised executive summary with the 'private and confidential' footer removed for your attention. To confirm, we are happy for this to be published, with the full report remaining private and confidential as requested and thank you for your confirmation on this matter. With regards to the amount, we will be making the payment for the £15k by BACs and should be with you tomorrow if you could please get this instructed with your assessor.

Hard copies of the revised plans sent through on Thursday should be with you today; the red line boundary hard copies will be posted today. I have also attached a final drawings register for your consideration.

I hope we can now proceed to formally register and validate the application and move to instructing the internal and external consultants to consider the application.

When appropriate I would welcome the opportunity to meet with you to discuss this application. I would be particularly interested in whether you do want to follow up on our offer for a PPA and to agree our next steps and what meetings would help you best progress the application.

I look forward to hearing from you.

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 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:** 09 March 2020 11:15  
**To:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>; Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>  
**Subject:** [EXTERNAL] RE: 55 Vastern Rd, Reading (200188)

Dear Mr Pettit / Ms McHardy,

Thank you for your email below. I can confirm the following:

- I am content with the two red line plan approach, in the context of the validation and registration of the application.
- I am content with your replies in relation to points A-D. Hard copies of the further plans submitted electronically are awaited; once received I will be able to progress with the validation and registration of the application.
- In terms of point E, I am satisfied that the executive summary document submitted can negate the requirement for the previously submitted main assessment to be made publicly available (or put another way, the main document can be kept private and confidential, as requested). As per the PPG, the executive summary should be made publicly available. Prior to doing so, it is noted that the footer on pages 1 & 2 include the words "Private & Confidential" - I am unclear why this is stated and would welcome your clarification? It is suggested that your response may either be a) acceptance for the document as submitted to be made publicly available, despite these words being included on the document; or b) the submission of an updated version of the document, with the only change being the removal of the words "Private & Confidential". I await your clarification.

Regarding the 'other matters', thank you for your replies. The only element requiring a response from me relates to the viability fee. In response, it is too early to tell whether the £15,000 is fixed, or would be subject to more. Please see the extract of the guidance below, with a particular focus on it being an initial fixed fee and the process regarding additional fees. Obviously if further fees are required, you would be advised of these in due course. As advised previously, 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? In practice, work on the viability review will only commence once the fee has been received, so this is awaited as soon as possible please.

**Viability Charges:** these are base costs for work undertaken to assess, and negotiate viability appraisals. The Council reserves the right to charge additional fees at a fixed rate where matters get particularly complicated or overly time consuming.

Proposals	Initial Fixed Fee
1 unit	£1,500
1-4 units	£2,500
5-9 units	£4,000
10-14 units	£5,000
15-29 units	£8,000
30+ units	£10,000
Strategic/multiphase schemes	£15,000

I hope that these responses are of assistance to you and look forward to hearing from you.

Yours sincerely,

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

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Civic Offices,  
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**From:** Kim Cohen <[Kim.Cohen@bartonwillmore.co.uk](mailto:Kim.Cohen@bartonwillmore.co.uk)>  
**Sent:** 05 March 2020 18:18

**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>

**Cc:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>; Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>;

Joe Harding (<[Joseph.Harding@berkeleygroup.co.uk](mailto:Joseph.Harding@berkeleygroup.co.uk)> <[Joseph.Harding@berkeleygroup.co.uk](mailto:Joseph.Harding@berkeleygroup.co.uk)>); Sophie Haslum

<[Sophie.Haslum@berkeleygroup.co.uk](mailto:Sophie.Haslum@berkeleygroup.co.uk)>; David Taylor (Oxford) <[Dave.Taylor@berkeleygroup.co.uk](mailto:Dave.Taylor@berkeleygroup.co.uk)>

**Subject:** 55 Vastern Rd, Reading (200188) Sent on behalf of Craig Pettit.

**Importance:** High

Dear Jonathan

Further to your email dated **3<sup>rd</sup> March** in respect of the red line plans for the above application, please find attached two plans, drawing nos: **448.PL.SL.001A** and **448.PL.SL.001B**. Drawing no **448.PL.SL.001A** indicates the red line for the planning application which you will see now incorporates the small area of land in the north east corner of the building to be demolished. The red line has also been expanded to take in the connection to the Christchurch Bridge and the Bell Mouth at Lynmouth Road. I can confirm that Certificate B has been completed and that notice has been served on both SSE and RBC.

The second drawing no: **448.PL.SL.001B** indicates the red line plan which would be applicable to the S106 agreement. The small area of land under the ownership of SSE has not been included within this plan, as no part of the finished scheme is contained therein. This land will be cleared and left as hardstanding to allow SSE access to maintain their on site equipment and therefore does not need to be included within the S106 boundary, nor do SSE the land owner need to be party to any S106 legal agreement.

We would be grateful if you could confirm receipt of this email and that you agree with this approach.

In addition, we are also responding to the additional points raised in your email dated **3<sup>rd</sup> March** as I respond as below;

- A. My client has served notice on SSE as described above and attached ref: Notice 1.
- B. This is covered in the above explanatory text with additional plans to cover this update.
- C. My client has updated the northern elevation to include the section that was missing, please see attached revised drawing RT3190463P0004-A.
- D. Apologies, please find attached an amended 'Coal Office' sign now with annotation and please find attached a revised drawing 448.PL.EFG.202.B
- E. My client has prepared the attached 'Vastern Road Executive Summary' as we discussed.

On other matters;

- Coloured versions of the elevations plans; Please find attached the black and white and coloured elevation as amended; 448.PL.D.201.A (coloured) and 448.PL.D.201.A (black and white)
- Independent reviews; My client has confirmed that they are happy for you to proceed with instructing the consultants for the external reviews
- Viability; My client has confirmed they will pay the £15,000 for the viability assessment to progress. They just wanted to understand if it were a fixed fee or if any more costs were anticipated?
- Point of Contact; please send all correspondence to both myself and Caroline McHardy.

Please let us know the outcome of the red line boundary and we will provide an updated drawings register in order to confirm the drawings and get the application validated.

Many thanks

**Craig Pettit**

Planning Associate



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**BARTON  
WILLMORE**

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