

Donna Williams

Subject: FW: 53-55 Vastern Rd, Reading (200188)
Attachments: Planning Application 200188 - 55 Vastern Road, Reading

From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 26 March 2020 17:24
To: Caroline McHardy <Caroline.Mchardy@berkeleygroup.co.uk>; Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Subject: [EXTERNAL] RE: 53-55 Vastern Rd, Reading (200188)

Dear Ms McHardy / Mr Pettit,

Thank you for your reply.

Please see attached the Berkshire Archaeology response received today, which I trust is of assistance.

In terms of a future conference call, that is likely to be the most appropriate method, but I'll need to gauge if consultation responses are all going to get through (and when - I anticipate some inevitable delays in some areas owing to the on-going situation &, additionally, the 4 week timescale Element Energy has just specified in their quotation sent separately to you) prior to being in position to suggest any date. In the meantime I hope that this information is of assistance to you.

Yours sincerely,

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

Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

07971 015 688

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From: Caroline McHardy <Caroline.Mchardy@berkeleygroup.co.uk>
Sent: 26 March 2020 09:29
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>; Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Subject: RE: 53-55 Vastern Rd, Reading (200188)

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Morning Jonathan,

Thank you for sending these across and I am more than happy with this approach given the circumstances. I will get my team to review the comments received.

Can I suggest that once the consultation period ends on 7th we pencil in a conference call where we can run through these so we can get a steer from you as to which matters you feel you need us to address so that we can respond?

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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From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 26 March 2020 08:58
To: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>; Caroline McHardy <Caroline.Mchardy@berkeleygroup.co.uk>
Subject: [EXTERNAL] 53-55 Vastern Rd, Reading (200188)

Dear Mr Pettit / Ms McHardy,

Further to recent correspondence, I can confirm that BRE has been instructed to carry out both the day/sunlight and microclimate reviews. Thank you for your swift replies on both matters.

I am beginning to receive internal/external consultation responses. Although I would typically await receiving all feedback prior to then being in a position to provide overarching advice to you, given the wider context that we are experiencing at present (which may lead to delays in the determination of the application), I presume you would prefer to receive individual responses as and when they are received? Please note that this approach means they will be sent without potential competing demands being balanced (e.g. officer A may object on the basis of point X, but officer B may strongly support the proposals on the basis of point X, whereby the planning officer would then make a judgement as to whether to follow officer A or B) and are therefore sent with the strong caveat that any additional work you do as a result is entirely up to you. Naturally, I will only be able to provide overarching feedback on the proposals once I have all internal / external observations and weighed up any competing demands.

Accordingly, please see attached:

- Historic England (follow the read only option to view the document)
- Environmental Protection observations - it is noted that a number of clarifications are raised (which are likely to be self-contained issues specific to the EP officer comments), which you are invited to respond to me on. Should your consultants have any specific queries, please feel free to initially liaise directly with my colleague Rebecca Moon. Please note that Rebecca advises that there may be a delay in her response to any requests, for obvious reasons at this time.
- RBC Leisure Services observations

I hope that this information is of assistance to you.

Yours sincerely,

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

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From: [Smith, Roland](#)
To: [Markwell, Jonathan](#)
Cc: [Smith, Roland](#)
Subject: Planning Application 200188 - 55 Vastern Road, Reading
Date: 26 March 2020 10:39:28

Dear Jonathan,

Re: Planning Application 200188 - 55 Vastern Road, Reading

Thank you for consulting Berkshire Archaeology regarding the above application. I have previously responded to you in relation to a pre-application enquiry for this site and the archaeological desk-based assessment (CgMs, March 2019) submitted with that enquiry is now submitted with the current application.

Having reviewed the application documentation, my previous comments remain valid and I reiterate the main points as follows.

CgMs' archaeological desk-based assessment is a fair and reasonable assessment of the site's archaeological potential, namely it has some potential to contain prehistoric deposits and remains that will be impacted by the development proposal. However the site has undergone considerable past development which will have had some impact on below ground deposits.

Further archaeological investigation is therefore merited but can be undertaken post-consent if the proposal is permitted. The following condition is therefore recommended:

'No development, other than demolition to ground level and excluding the breaking up and removal of floor slabs, foundations and other below ground obstructions, shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development'.

The condition will ensure the mitigation of the impacts of the development on buried archaeological remains so as to record and advance our understanding of any heritage assets to be lost in accordance with national and local planning policy.

As regards field evaluation, CgMs recommends a staged programme of investigation commencing with geo-archaeological investigations and concluding with targeted trial trenching. This remains an appropriate strategy. The field evaluation will establish if there are any areas of archaeological interest that require further investigation either prior to or during development and which will be subject to a mitigation strategy for agreement with the Local Planning Authority. If no areas of archaeological interest are identified, no further investigation will be required.

I trust that this is satisfactory. Please do not hesitate to contact me if you would like to discuss this further.

Regards,

Roland

Roland Smith
Archaeology Officer
Berkshire Archaeology