

Donna Williams

From: Caroline McHardy
Sent: 21 May 2020 18:54
To: Markwell, Jonathan (Jonathan.Markwell@reading.gov.uk)
Cc: Craig Pettit; Joseph Harding; David Taylor (Oxford); Kim Cohen
Subject: RE: Vastern Rd 200188 Berkeley Homes
Attachments: 2684_VasternRoadReading_PartA_April_2020_Lowres (2).pdf; 2684_VasternRoadReading_PartB_April_2020_Lowres (3).pdf; 200521 - 28876 - 55 Vastern Road - TVIA addendum - final.pdf

Dear Jonathan,

Further to my email yesterday please find attached the TVIA addendum.

I appreciate you have been on leave and only back today but it would be good to get a time pencilled in for a catch up next week if you can let me know when is best for you?

Kind regards

Caroline McHardy
Land and Development Director

Berkeley
Designed for life



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

Telephone| 01753 784400 |Direct Dial 01753 784436| Mobile 07917520742
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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.
Registered in England and Wales Number 2843844



From: Caroline McHardy
Sent: 20 May 2020 17:35
To: Markwell, Jonathan (Jonathan.Markwell@reading.gov.uk) <Jonathan.Markwell@reading.gov.uk>
Cc: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>; Joe Harding (Joseph.Harding@berkeleygroup.co.uk) <Joseph.Harding@berkeleygroup.co.uk>; David Taylor (Oxford) <Dave.Taylor@berkeleygroup.co.uk>; Kim Cohen

<Kim.Cohen@bartonwillmore.co.uk>

Subject: Vastern Rd 200188 Berkeley Homes

Dear Jonathan,

Thank you for providing the consultee responses issued so far. Noting that the statutory determination date is less than a month away on 15th June, we are seeking to work with you to address the issues raised by consultees so far as well as any other consultee responses which are awaited. As such we have prepared the attached tracker document which sets out our responses to comments received thus far (with detailed technical responses provided within the attached notes. In addition to this, and following your guidance, further work has been undertaken to assess our proposals in combination with nearby developments in the form of addendum reports. Please find attached the Wind and Daylight/Sunlight addendums for your information. The TVIA is currently being finalised and I hope to be able to issue this tomorrow.

Once you have had chance to review the attached, we would like the opportunity to discuss our comments within the attached and how you see the application progressing given it has been some time since we last spoke prior to submission in February. Please could you let us know your availability for a MS Teams or Zoom meeting next week (w/c 25th May)?

We are aware that several key consultee responses are awaited, including a viability review which we paid £15,000 towards in March. Please can you provide us with an update on the progress of this review along with the other outstanding consultee responses including energy, highways, ecology and whether any further design comments are due following DSE's involvement?

We look forward to receiving the outstanding comments as soon as possible so that we can look to review the scheme with yourself at the earliest opportunity.

Following this we hope we can conclude the consultation period and look towards the next steps and ideally ensuring we get all matters addressed so that the application can be heard by the next available planning committee.

Please do not hesitate to give me a call if there is anything urgent that you need to run through, meanwhile we look forward to agreeing a time with you to discuss the application in more detail.

Kind regards

Caroline McHardy
Land and Development Director

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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.
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**Townscape and Visual Impact
Assessment Addendum**

Appendix A1

Part A



Vastern Road, Reading

**A: Verified Photomontages
B: Methodology and Supporting Evidence**

April 2020

View P1 - Station Road next to RBS, looking north - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 10:03



View P1 - Station Road next to RBS, looking north - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P1 - Station Road next to RBS, looking north - existing

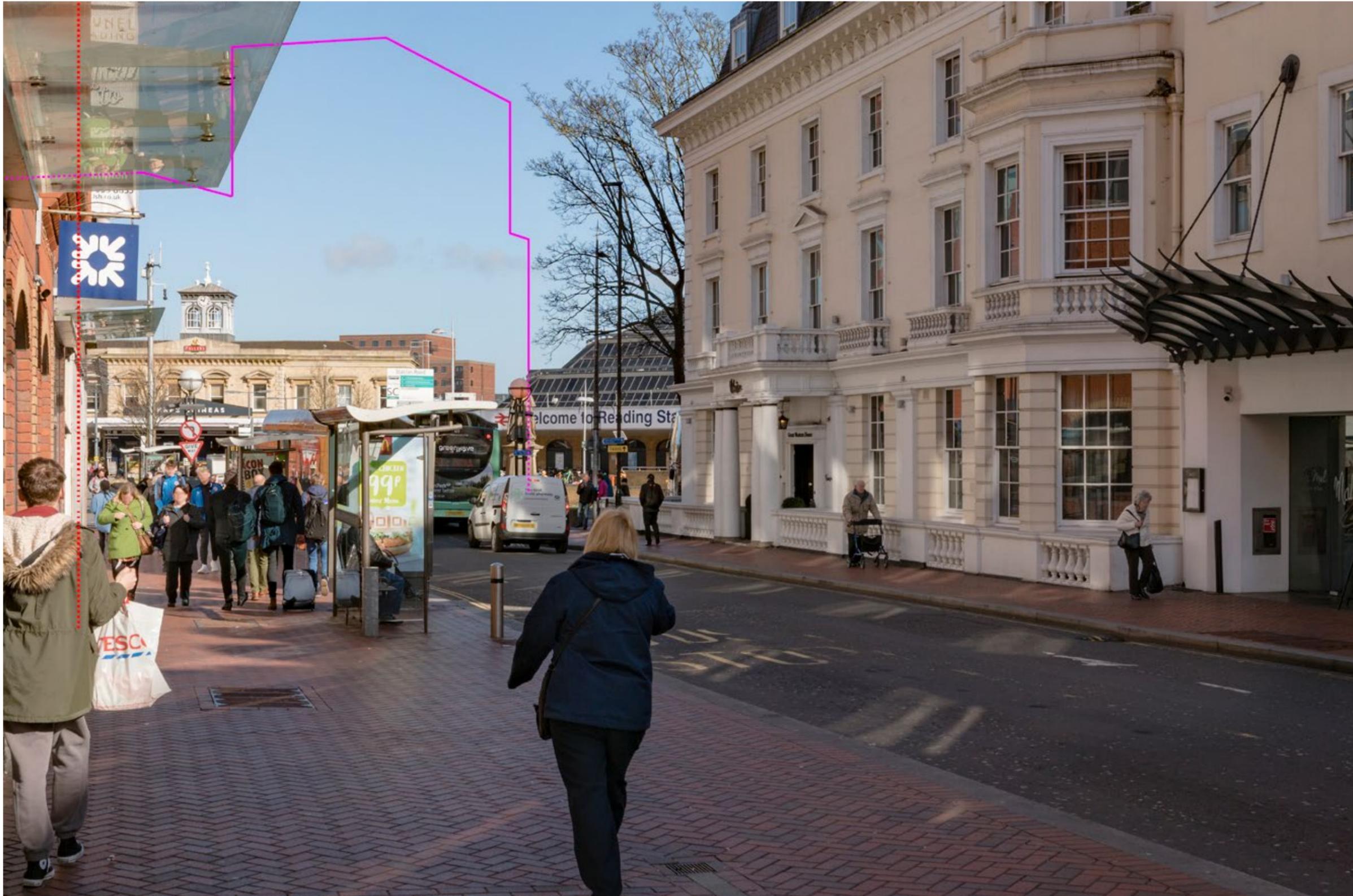
40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P1 - Station Road next to RBS, looking north - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P2 Winter - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 10:44



View P2 Winter - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P2 Winter - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P2 Winter - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P2 Summer - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - existing

Single frame image | Focal length 24.2mm | Camera height above survey point 1650mm | Nominal lens rise 4mm | Date 18.10.19 | Time 11:09



View P2 Summer - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 405mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P2 Summer - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P2 Summer - Christchurch Meadows, approach to Christchurch Bridge, looking south-west - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P3 Winter - Caversham Bridge, looking south-east - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 12:25



View P3 Winter - Caversham Bridge, looking south-east - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P3 Winter - Caversham Bridge, looking south-east - existing

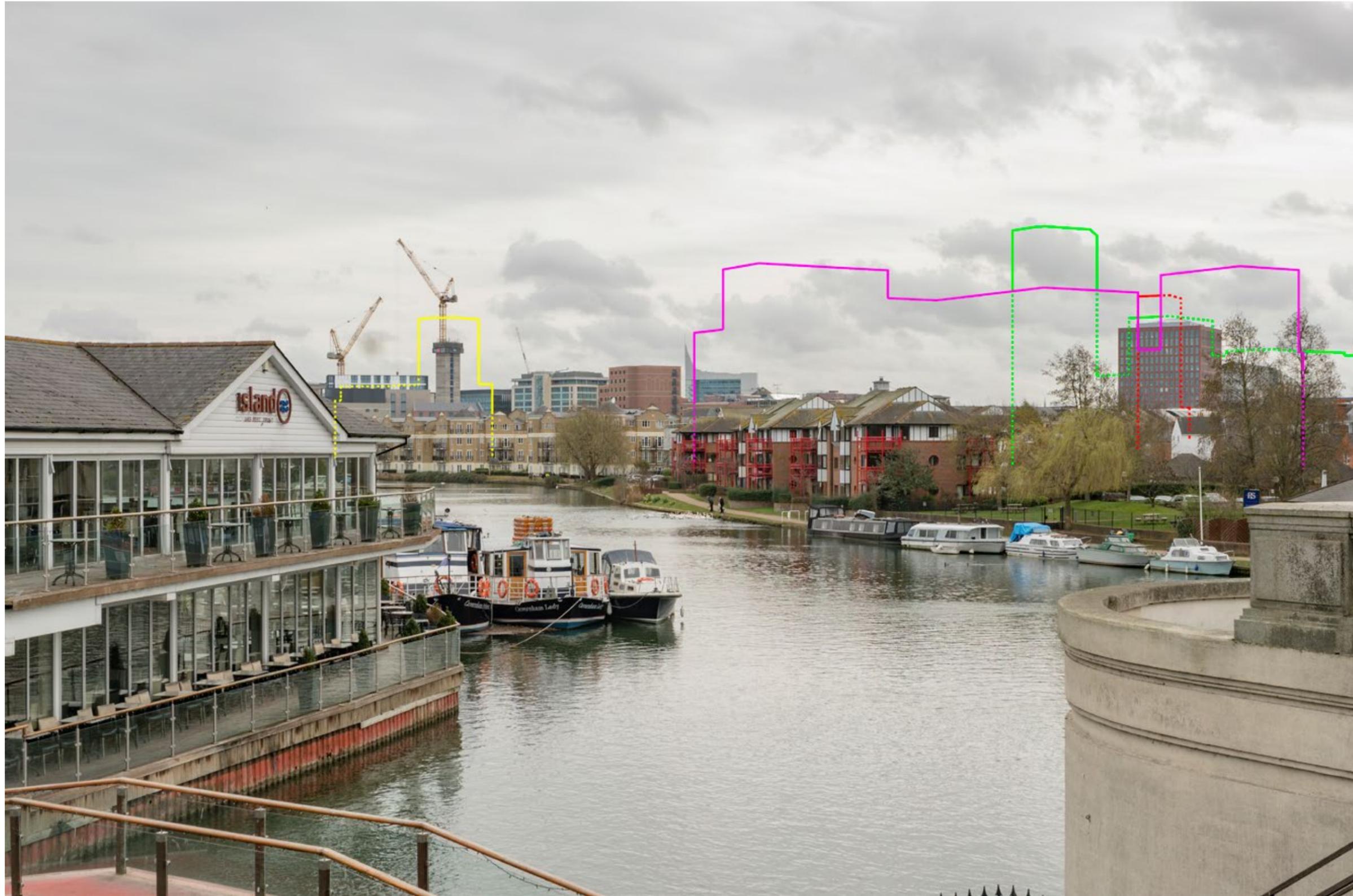
40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P3 Winter - Caversham Bridge, looking south-east - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P3 Summer - Caversham Bridge, looking south-east - existing

Single frame image | Focal length 24.232mm | Camera height above survey point 1650mm | Nominal lens rise 4mm | Date 18.10.19 | Time 11:23



View P3 Summer - Caversham Bridge, looking south-east - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 405mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P3 Summer - Caversham Bridge, looking south-east - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P3 Summer - Caversham Bridge, looking south-east - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P4 Winter - Vastern Road, looking east - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 12:40



View P4 Winter - Vastern Road, looking east - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P4 Winter - Vastern Road, looking east - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P4 Winter - Vastern Road, looking east - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P4 Summer - Vastern Road, looking east - existing

Single frame image | Focal length 24.208mm | Camera height above survey point 1650mm | Nominal lens rise 4mm | Date 18.10.19 | Time 11:36



View P4 Summer - Vastern Road, looking east - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 405mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P4 Summer - Vastern Road, looking east - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P4 Summer - Vastern Road, looking east - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P5 Winter - Vastern Road, looking north-west - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 10:24



View P5 Winter - Vastern Road, looking north-west - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P5 Winter - Vastern Road, looking north-west - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P5 Winter - Vastern Road, looking north-west - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P5 Summer - Vastern Road, looking north-west - existing

Single frame image | Focal length 24.182mm | Camera height above survey point 1650mm | Nominal lens rise 4mm | Date 18.10.19 | Time 10:51



View P5 Summer - Vastern Road, looking north-west - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 405mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P5 Summer - Vastern Road, looking north-west - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P5 Summer - Vastern Road, looking north-west - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P6 Winter - Reading Bridge, looking north-west - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 11.03.19 | Time 10:52



View P6 Winter - Reading Bridge, looking north-west - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P6 Winter - Reading Bridge, looking north-west - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P6 Winter - Reading Bridge, looking north-west - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P6A Summer - Reading Bridge, looking north-west - existing

Single frame image | Focal length 17.32mm | Camera height above survey point 1650mm | Nominal lens rise 4mm | Date 18.10.19 | Time 11:02



View P6A Summer - Reading Bridge, looking north-west - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A1 landscape and viewing it on site from a distance of 410mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P6A Summer - Reading Bridge, looking north-west - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P6A Summer - Reading Bridge, looking north-west - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P7 - Junction of Prospect Street and Peppard Road, looking south - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 11:00



View P7 - Junction of Prospect Street and Peppard Road, looking south - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P7 - Junction of Prospect Street and Peppard Road, looking south - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P7 - Junction of Prospect Street and Peppard Road, looking south - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P8 - The Horse Close, looking south-west - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 11:58



View P8 - The Horse Close, looking south-west - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P8 - The Horse Close, looking south-west - existing

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P8 - The Horse Close, looking south-west - proposed

40 degree horizontal field of view - cropped image



We recommend that all pages showing reduced size 'at scale' images are printed as shown in A3 landscape format. The correct 'to scale' viewing distance for all images printed in this A3 page format is 467mm.

View P9 - Balmore Park, looking south - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 11:26



View P9 - Balmore Park, looking south - proposed



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.

View P9 - Balmore Park, looking south - existing

40 degree horizontal field of view - cropped image



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View P9 - Balmore Park, looking south - proposed

40 degree horizontal field of view - cropped image



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View P10 - Junction of Mount Pleasant and Southampton Street, looking north-west - existing

Single frame image | Focal length 24.26mm | Camera height above survey point 1650mm | Nominal lens rise 0mm | Date 05.03.19 | Time 09:37



View P10 - Junction of Mount Pleasant and Southampton Street, looking north-west - proposed

Proposed Development not visible beyond existing built form



To achieve the optimum viewing distance of between 300-500mm (as per The Landscape Institute's guidelines), we recommend printing this image edge to edge on A2 landscape and viewing it on site from a distance of 368mm. Please refer to section 2.7 on page 4 of Part B document for further information.