

## Donna Williams

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**From:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>  
**Sent:** 20 March 2019 17:48  
**To:** Eve Ladden Timbers  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Dear Mrs Ladden Timbers,

Thank you for your two emails and the clarification regarding your expectations in terms of day/sunlight and wind matters.

In terms of archaeology, advice services are provided to RBC by Berkshire Archaeology. I haven't formally involved Berkshire Archaeology in these pre-application discussions to date, although they did comment on the EIA screening submission (182212). As such, it is probably most appropriate for me to contact them in the first instance, and then feed in their comments to you once they are subsequently received? To assist in this regard, could you provide a link to a file-sharing site where Berkshire Archaeology can download the document, to save my limited email capacity another 17mb?

With regard to your D:SE / DRP deliberations, there is considered to be no scope for a scheme of this size/nature to be considered by the Reading DRP and the only appropriate level of input is from D:SE. Accordingly, I can confirm that I will not be in a put your proposal on a future DRP agenda. Obviously we can discuss this further at our meeting next week.

Finally, I can confirm that I have been made aware of your briefing with ward councillors tomorrow and will see you for that (please note that I have a pre-arranged separate meeting at 10am, so will not be available after your discussions with councillors on this occasion).

I trust that all of the above is of assistance to you.

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate of Environment and Neighbourhood Services

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**From:** Eve Ladden Timbers [mailto:Eve.LaddenTimbers@bartonwillmore.co.uk]  
**Sent:** 20 March 2019 13:13  
**To:** Markwell, Jonathan  
**Subject:** FW: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Jonathan,

Apologies for the slight delay in responding to you, please see my response in green below.

Kind regards

Eve

**Eve Ladden Timbers**  
Planning Associate



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**From:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>  
**Sent:** 15 March 2019 11:05  
**To:** Eve Ladden Timbers <Eve.LaddenTimbers@bartonwillmore.co.uk>  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Dear Mrs Ladden Timbers,

Thank you for your email and that from James Cook at Broadway Malyan, which I can confirm have been received (access provided by my IT colleagues this morning to the various documents), as has the hard copies of the DAS - thank you for these.

Obviously there is a considerable mass of information to consider, but from my initial glance through I would welcome your responses to the following:

- What are your expectations in terms of the day/sunlight report and wind note? Would you be seeking for the local planning authority to seek input from external consultants (on behalf of the LPA) at this juncture (if yes, then there are likely to be cost implications for your client in terms of instruction for input - the scope of what an external consultant provides advice on will also need to be agreed in advance) or are you expecting officer comments only at this stage? You will note that the D/S note includes an 'alternative scheme' as proposed mitigation in light of the results. As the scheme will need to be amended slightly to include the suggested mitigation, we think it would be suitable for officer comments only at this juncture. Of course, we understand

that an independent review of the final report will be undertaken as part of the planning application determination process. In terms of wind, as the information provided is high level only at this stage, officer comment feels similarly appropriate at this juncture, with a formal review undertaken at planning application stage.

- It would be helpful if you could provide an indicative internal layout of a Block E mews dwelling. No problem, I will ask our architects for this.

Based on a first glance of your submission I will be seeking input from:

- Transport officer
- Historic Buildings consultant
- Planning policy officer
- Natural Environment officer
- Ecology consultant
- Leisure / Parks Policy and Project officer
- Environmental Protection officer
- Access officer
- Sustainability officer
- Crime Prevention Design Advisor at Thames Valley Police
  
- Subject to your responses above... Day/sunlight consultant and wind consultant

I would be grateful if you could please advise if you consider if any other officers should be considering any other part of your submission? I am merely seeking to ensure that elements are not inadvertently missed, in order to ensure the most informed officer advice is able to be provided to you. The list of consultees looks right to me. On a separate point, I have today received a draft archaeology report for the project (please find attached). Our consultant would like to send this to your Archaeological Officer for comment. Are you happy for us to do this, or would you prefer that this goes through you?

I also note that in line with the PPA the second instalment of the pre-application fee (£10,000 + vat) is due either prior to or at this meeting. As before, this can be paid by the following methods:

- cheque (payable to Reading Borough Council) to the address below (marked for my attention and referencing pre-application number 181724),
- via the website (the payment type is 'Planning' and the service to pay for is 'Pre-application advice' and the application reference is 181724) [here](#), or
- via a BACS payment. I am advised that the BACS details are: Lloyds Bank Broad Street Reading Sort code: 30-91-31 Account: 00271502.

I would be grateful if you can advise me of your intended method of payment? Furthermore, please confirm once payment has been made, so I can advise my colleagues to look out for it. I will ask Berkeley Homes to make payment. I suspect that they will bring the cheque along to the meeting, however I will confirm this shortly.

Finally, I am still awaiting your clarification regarding the scope and date for scheduled pre-app meeting 4? Obviously this may be better discussed subsequent to meeting 3, but I am also conscious of your overall programme and the difficulties I practically have booking rooms / staff availability. As such, please feel free to advise me of some possible dates which can be provisionally booked in. I will come back to you on this. In terms of programme, we would also like to begin the Design Review process. As this site has such local importance and requires a very Reading focused discussion, we feel that going before your local Design Review Panel, with local architects, is more appropriate on this occasion, rather than meeting Design South East. Could we take this approach and if so, are you in a position to put the project on the agenda next month?

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

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate of Environment and Neighbourhood Services

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**From:** Eve Ladden Timbers [<mailto:Eve.LaddenTimbers@bartonwillmore.co.uk>]  
**Sent:** 13 March 2019 18:45  
**To:** Markwell, Jonathan  
**Cc:** James Cook  
**Subject:** 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

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

Jonathan,

In advance of our third pre-application meeting scheduled for 27<sup>th</sup> March 2019 @ 10am, please find [a link](#) to the following information:

- Letter to support the current red line boundary – Prepared by Berkeley Homes/SSE
- TVIA Design Note (inc wireline views) – Prepared by Barton Willmore Landscape
- Daylight/Sunlight/Overshadowing Note – Prepared by EB7
- Updated Transport Scoping Document – Prepared by PBA
- Wind/Microclimate Note – Prepared by RWDI
- Acoustic Note – Prepared by 24Acoustics
- Community Engagement Update Note – Prepared by Vocalism
- Planning Response Note to all pre-app 2 comments - Barton Willmore Planning

A Draft Design and Access Statement (inc Landscape and Ecology Strategy) has also been produced. Broadway Malyan (cc-d in) will send this to you directly, with hard copies being dropped into your offices tomorrow.

In terms of Air Quality, please find an overview of the suggested measures/mitigation below. Full details will be provided within the forthcoming planning application.

### Air Quality Commentary

An air quality assessment will be carried in order to fully assess the impact of additional traffic on local air quality as well as the impact of existing sources on air quality for future residents and identify any required mitigation. The assessment will include the following:

- Review of relevant local air quality monitoring data and Defra's background pollutant maps;
- Risk based assessment of the potential impacts during construction using the approach provided in IAQM guidance;
- Detailed air quality dispersion modelling of emissions from the traffic associated with the proposed development to identify the impact on existing communities;
- Detailed air quality dispersion modelling of air quality within the site to identify whether air quality for future residents is suitable;
- There are no designated ecological sites of relevance to the Site in relation to air quality impacts;
- The cumulative impacts with other development will also be assessed.

The redevelopment of the site will result in an overall reduction of circa. 100 parking spaces. The reduction in car park will result in a positive impact on AQMA.

I will circulate a meeting agenda separately.

Many thanks,

Eve

**Eve Ladden Timbers**

Planning Associate



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