

Donna Williams

From: Caroline McHardy
Sent: 10 July 2020 12:05
To: Markwell, Jonathan (Jonathan.Markwell@reading.gov.uk)
Cc: Craig Pettit
Subject: FW: 53-55 Vastern Rd, Reading (200188)
Attachments: 3591-200710JB.pdf

Dear Jonathan

Apologies for all the emails today, but further to the second response received from the BRE in relation to Vastern Road, please find attached a response from our consultant eb7. The letter addresses the final points which the BRE raised on Lynmouth Court, Lynmouth Road and room BC09 on the ground floor within Block B as well as a summary of their conclusions of the scheme.

Therefore we feel at this stage, we have addressed the BRE's comments and made adjustments to the scheme as far as we can, and we would welcome a discussion with yourself on the progress of the application as a whole at your earliest convenience.

We look forward to hearing from you shortly.

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

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From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 17 June 2020 14:12
To: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Cc: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>
Subject: [EXTERNAL] RE: 53-55 Vastern Rd, Reading (200188)

Dear Mr Pettit / Ms McHardy,

Further to my email below, for which I await your response, please see attached the further report from BRE on the updated Day/Sunlight information submitted. This was received late yesterday. You are provided with an opportunity, should you wish to, to provide any response you wish in relation to the BRE letter (e.g. sunlight impact on Lynmouth Rd gardens, impacts on 2&24 Lynmouth Rd, the BC09 ADF and overall conclusions). I would in the first instance welcome clarification as to whether you intend any further information? Please note that should further input subsequently be required by BRE, any funding of this would need to be met by you.

I trust that this report and 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,
Bridge Street,
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From: Markwell, Jonathan
Sent: 16 June 2020 15:26

To: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Cc: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>
Subject: RE: 53-55 Vastern Rd, Reading (200188)

Dear Mr Pettit,

Thank you for your email.

On the matters raised I can advise that RBC Valuations are anticipating quotations by tomorrow and therefore hope to be in a position to instruct this week. Based on experiences, viability consultants work on at least a 3 week turnaround time, so I am not anticipating the consultant will be in a position to report to officers by at least 10th July. I obviously apologise for this delay. I will only be in a position to provide overarching officer feedback on the scheme as a whole once the viability consultant feedback has been received and then reviewed by officers, together with the many other elements of the proposals which are either under consideration or unresolved as part of an application of this nature. Hence, a meeting this or next week would be premature from my perspective.

Please see attached the report received this morning from Element Energy; the contents of which are considered to be self-explanatory. In short, there are a number of significant concerns raised and responses are invited from you to seek to address the numerous shortcomings identified. Alternatively, you may prefer not to provide any further information in this regard. In the first instance I would welcome clarity as to whether you intend to respond? Please note that any further input from Element Energy may necessitate a further fee from you for their services.

Bearing in mind the above (in addition to the range of other under consideration and unresolved matters), there is considered to simply be no prospect of the application being in a position to be recommended positively to the Planning Applications Committee on 15th July. Accordingly, I would welcome your agreement to a formal extension of time for the determination of the application until 26th August 2020? This is 2 weeks after the scheduled Planning Applications Committee on 12th August - our future discussions will dictate whether the application will be able to be considered at that committee meeting. If you are not agreeable to this suggested approach I would have no option but to agree your alternative timeframes (29th July) stated below. I would therefore welcome your response on this matter as soon as possible.

I trust that this is helpful and clear to you. Please contact me should you have any questions. I 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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From: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>

Sent: 12 June 2020 15:59

To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>; Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>

Cc: joseph.harding@berkeleygroup.co.uk; Emily Ford <Emily.Ford@bartonwillmore.co.uk>; Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>

Subject: RE: 53-55 Vastern Rd, Reading (200188)

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Dear Jonathan,

Thank you for your email below, which I have discussed in detail with our client.

The consultant team are considering the other elements of your email and we will revert as soon as possible on these and provide our thoughts. Noting the deadline however of 9am on the 15th to provide you with our response in relation to the requested extension of time, I write specifically in relation to this.

Since the submission of the application our correspondence with you has been fluid and we are grateful of this approach, especially given the current circumstances and are very keen for it to continue. We have been addressing any issues as they have arisen and providing you with regular updates in relation to this, most recently in terms of a tracker of issues and our responses to them to date. Despite this and with the pandemic mainly to blame, we do accept that a determination by the current deadline of 15th June is not achievable.

Notwithstanding your comments below, we consider that the main outstanding elements concern energy and affordable housing. On the later, I am aware that our client has contacted Steve Hicks on 10th June to seek an update and understand who has been appointed to review the viability submission. We would be very grateful if you could please chase this and the outstanding energy comments so we can seek to understand thoughts and address any concerns as quickly as possible, as we have been doing.

With the aforementioned in mind, we consider at this juncture that a more appropriate extension of time would be 29th July, which represents an increase of 6 weeks on the current deadline and also enables the application to proceed to Committee on 15th July. We therefore propose a formal extension of time to 29th July and would be grateful of your agreement to this.

To facilitate this and continue the ongoing constructive dialogue, as mentioned within my recent letter, we would like to suggest a virtual meeting with you in order to discuss the application in the round. We consider that this would be most beneficial either w/c 15/06 or 22/06, so that we have the ability to make the best use if the time available. If you agree, could you please provide us with a suitable date and time and we can look to set this up and agree an agenda.

Should you have any queries in relation to the above, please do let me know and we look forward to hearing from you.

Many thanks

Craig Pettit

Planning Associate



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**BARTON
WILLMORE**

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From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>

Sent: 11 June 2020 10:38

To: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>; Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>

Subject: 53-55 Vastern Rd, Reading (200188)

Dear Mr Pettit / Ms McHardy,

Further to our recent correspondence, please see attached the BRE reviews of the recent additional information submitted in relation to wind/microclimate matters.

In terms of the 'RWDI comments' review, I can advise that I consider that there would be merit in a full seasonal assessment being carried out.

You will note from both reports that there are various suggested action points. You are provided with an opportunity to address all of BRE's points, with view to hopefully addressing the shortcomings presently identified. I anticipate that your further responses will require further input/review by BRE, as again funded by you.

In terms of next steps on this specific matter, I would initially welcome your clarification as to whether you intend to submit further information in this regard?

Mindful of the above, together with the variety of other matters which are either under further review or I am awaiting initial feedback (which once received would enable me to consider the proposals as a whole and thereby provide overarching feedback on the proposals), the application will not be able to be formally determined within the statutory determination period of 15th June. Accordingly, I would welcome your agreement to a formal extension of time for the determination of the application until 26th August 2020? This is 2 weeks after the scheduled Planning Applications Committee on 12th August – our future discussions will dictate whether the

application will be able to be considered at that committee meeting. I would welcome your response on this matter by 9am on 15th June please.

I hope that this information is of assistance to you and I 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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Joe Harding

Berkeley Homes (Oxford & Chiltern) Limited

Berkeley House,
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10 July 2020

Dear Joe,

Re: 53-55 Vastern Road - Daylight and Sunlight additional review response (Version 2)

Introduction

Eb7 have been instructed to respond to the comments in the BREs review of additional material on daylight and sunlight relating to the proposal at 53-55 Vastern Road. The BREs review is dated 16th of June 2020 and responds to the Daylight and Sunlight letter by eb7 dated the 18th May.

There is a good level of consensus with our findings in the BREs letter, so this letter will simply provide further context and information where we feel it will be helpful in the Local authority's review of this document.

Loss of Daylight and Sunlight to neighbouring properties

7-12 Lynmouth Court

We agree with the BRE in that the technical impact, based solely on reduction of light to the ground and first floors of 7-12 Lynmouth remains moderate adverse. The BRE accepts that existing levels to these windows are unusually lightly obstructed in their letter. These higher than normal existing levels mean that it is possible for there to be larger reductions in light, whilst retained levels remain acceptable. The BRE do not mention the retained levels in their letter so I have reiterated this from our previous letter for the reader's information.

"All rooms on the ground and first floors (bar one that is limited by neighbouring flank wall) have at least one window that retains a VSC in excess of 22.3%, a level that we feel is entirely reasonable given the flexibility suggested on the BRE guidance for this emerging urban context. It is generally considered that the 27% VSC target set out in the BRE guidance is more appropriate for a suburban context. The design response to this property is visible in that buildings F and G of the proposal which sit directly in front of 7-12 Lynmouth Court have been limited to 2 to 3 storeys in height to allow light to reach this neighbour."

Whilst there are technical moderate effects based on the reduction of light only, given the unusually high existing daylight levels, reasonable retained VSC levels with the proposal in place and considered design response, we feel the effect on this property is acceptable.

Sunlight to Surrounding Gardens

The BRE discussed the effects on the garden of 2 Lynmouth Road as the property would be particularly effected. The letter also reiterated the fact that the garden is small and has walls around it, making it sensitive with regard to sunlight amenity. Our assessments indicated the minimal effect that the proposal has on the sunlight to this property during the summer months and we acknowledge that there would be a noticeable effect in spring and autumn.

We would again like to reiterate that this effect was a key consideration throughout the design and whilst it was not possible to fully mitigate it, significant changes were made to improve levels of direct sunlight to these gardens when they would be most used, in the summer months. The most notable design response was to block A which sits directly to the south of these gardens. A large section to the north east of block A was cutback to 2 storeys to maximise light to these gardens in the summer months. The building has been reoriented and made as efficient as possible to reflect the proposed cutback.

Whilst this doesn't fully remedy the effect on the 21st of March when the BRE assessment is taken, it does significantly improve direct sunlight levels throughout the summer when the garden will be most used to a point that we feel is acceptable.

Daylight and Sunlight within the Scheme

The BRE acknowledges the improvements made to daylight within the scheme following the changes made as a direct response to the suggestions in the previous review. One room that is mentioned as still having a levels of daylight slightly below the suggested levels is room BC09 on the ground floor with an ADF of 0.9%. This has been reviewed with the design team and the option to improve this would be to convert the balcony above to a Juliette balcony, taking away the private amenity space within that flat. The change would need to be applied to a number of flats in order to show that the elevation was consistent and on balance we feel that having daylight levels marginally below those suggested to one unit would be preferable to removing the private external amenity space to a number of units on the scheme as a whole.

Summary

Throughout the design evolution process the scheme has been altered to improve levels of daylight and sunlight to its neighbours and future occupants. Whilst it has not been possible to fully meet the BRE targets in all cases, the resultant scheme had a very good level of compliance that we feel should be considered acceptable in line with the flexibility suggested within the guidance.

Yours sincerely,



John Barnes