

## Donna Williams

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**Subject:** FW: 53-55 Vastern Rd, Reading (200188)  
**Attachments:** Vastern Road energy strategy review - fee proposal 260320.pdf

**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Sent:** 20 July 2020 17:24  
**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: 53-55 Vastern Rd, Reading (200188)

Dear Ms McHardy,

Thank you for the Hodkinson report. Prior to contacting Element Energy (EE) and my sustainability colleague, I thought it may be beneficial for us to seek to agree a potential action plan for next steps in this regard.

Please advise whether you wish to follow one of the two suggested approaches:

1.
  - a) Conference call with EE and RBC Sustainability officer to initially discuss the Hodkinson response to the EE review (allowing for the clarification of any initial points by either party and discussions around the responses)
  - b) Following this, EE to provide a written response to the Hodkinson report to the local planning authority, who with input from RBC Sustainability will then provide overarching feedback on this element of the proposal
2. EE to provide a written response to the Hodkinson report to the local planning authority, who with input from RBC Sustainability will then provide overarching feedback on this element of the proposal

You may alternatively have another suggested approach?

I would welcome your confirmation on which approach you would prefer to follow prior to progressing this further?

In the case of either 1) or 2) being followed, it would appear to me that both options would fall outside either the 'core' or 'optional' tasks EE initially quoted for and was agreed to be funded by you on 27<sup>th</sup> March (attached again for your convenience). Accordingly, I would need to seek for EE to provide a separate quote in this instance; hence the benefit of the scope of this being agreed in advance. Again, officers would welcome your in-principle agreement to fund the further input required by EE? As before, once the future quote is received I will forward that onto you for your agreement prior to formal instruction.

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

Regarding your wider meeting/discussion request, BPS has advised that their viability report should be with officers in the middle of this week. Obviously officers will need to reflect on this, both in itself and in the context of the proposals as a whole, prior to being in a position to arrange any all encompassing meeting. As such, I'm not yet in a position to offer dates for this at the present time. Obviously based on the series of emails sent to you today there are a variety of individual matters to further consider, but I am also conscious that overarching feedback on the proposals (covering a variety of matters not fed back on yet) as a whole would be helpful. As such, I anticipate this would be best undertaken shortly after the future viability feedback is able to be sent to you.

Yours sincerely,

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

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**From:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>  
**Sent:** 17 July 2020 16:23  
**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)>; Joseph Harding <[Joseph.Harding@berkeleygroup.co.uk](mailto:Joseph.Harding@berkeleygroup.co.uk)>  
**Subject:** FW: 53-55 Vastern Rd, Reading (200188)

Dear Jonathan

Further to Element Energy's review of our proposed energy strategy at Vastern Road, please find attached our response prepared by Hodkinsons.

In summary, we have assessed the different options which Element Energy asked us to review and set out our position on each energy option for Vastern Road. We have assessed the options both technically as well as financially for both delivery and ultimately for final running costs for our future residents. The costs for delivery is also relevant given our outstanding viability submission. Should our proposed all electric solution not be accepted you will note the potential increase in cost of an alternative energy solution which may then impact our viability submission further.

Whilst writing you may have noticed we have not yet carried out a full assessment of PV and the potential interaction with green roofs as suggested by your Natural Environment and Ecology Officers. We would welcome

the Council's view on our proposed energy strategy in the first instance as there is a limitation on our ability to address these requests should the all-electric route not be accepted. If officers are minded to accept the attached revised submission we can respond on this query relatively quickly and deliver a solution your Natural Environment and Ecology Officers would welcome.

I look forward to hearing from you soon and perhaps we can set a date for a meeting soon given the affordable response is due back next week? I see that Steve and Alasdair are due to catch up on this next Wednesday.

Have a good weekend,

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](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Sent:** 16 June 2020 15:26  
**To:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Cc:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>  
**Subject:** [EXTERNAL] 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 10<sup>th</sup> 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 15<sup>th</sup> July. Accordingly, I would welcome your agreement to a formal extension of time for the determination of the application until 26<sup>th</sup> August 2020? This is 2 weeks after the scheduled Planning Applications Committee on 12<sup>th</sup> 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 (29<sup>th</sup> 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](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Sent:** 12 June 2020 15:59  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>; Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>  
**Cc:** [joseph.harding@berkeleygroup.co.uk](mailto:joseph.harding@berkeleygroup.co.uk); Emily Ford <[Emily.Ford@bartonwillmore.co.uk](mailto:Emily.Ford@bartonwillmore.co.uk)>; Kim Cohen <[Kim.Cohen@bartonwillmore.co.uk](mailto:Kim.Cohen@bartonwillmore.co.uk)>  
**Subject:** RE: 53-55 Vastern Rd, Reading (200188)

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

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 15<sup>th</sup> 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 15<sup>th</sup> 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 10<sup>th</sup> 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 29<sup>th</sup> July, which represents an increase of 6 weeks on the current deadline and also enables the application to proceed to Committee on 15<sup>th</sup> July. We therefore propose a formal extension of time to 29<sup>th</sup> 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](mailto:Jonathan.Markwell@reading.gov.uk)>

**Sent:** 11 June 2020 10:38

**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:** 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 15<sup>th</sup> June. Accordingly, I would welcome your agreement to a formal extension of time for the determination of the application until 26<sup>th</sup> August 2020? This is 2 weeks after the scheduled Planning Applications Committee on 12<sup>th</sup> 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 15<sup>th</sup> 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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**Vastern Road Energy Strategy review – Fee proposal**

This document is a proposal to provide advice to Reading Borough Council on the energy strategy proposed for the Vastern Road development. The work will assess the energy statement for compliance with the energy policies in RBC’s newly adopted planning policy documents, including the Local Plan (November 2019) and recently adopted Sustainable Design and Construction SPD.

**Scope of work**

The scope of works is split into core and optional elements, as required by the Request for Quotation:

**Core tasks**

1. Review proposed energy strategy and sustainability statement
  - a. Review the proposed strategies for compliance with RBC policy, as set-out in RBC’s Local Plan and Sustainable Design and Construction SPD.
  - b. Discussion with Ben Burfoot and RBC’s DH consultants to discuss progress on city-scale DH schemes, with respect to future connections of this scheme and neighbouring schemes (Vastern Court and Caversham Road).
2. Consultation with the Developer’s energy consultants
  - a. Hold an initial telephone call with Berkley / Hodkinson to discuss the strategy, any required clarifications and to identify additional data required for more detailed review.
  - b. Allow for a follow-up discussion to resolve any questions arising from the detailed review of the energy strategy / sustainability statement and to discuss any concerns regarding compliance with the revised RBC policy.
3. Reporting
  - a. Produce a brief report for the local planning authority detailing the findings of the review, including explanation of any issues and potential actions required to resolve them. Include a summary of discussions with the developer’s energy consultants and identify any outstanding issues.
  - b. In-person or telephone meeting with RBC planners to discuss the findings of the review.

*Optional tasks*

4. Post-report meeting
  - a. Attend a meeting with the LPA and developer / developer’s energy consultants 1-2 weeks following the submission of the report to discuss the findings and proposed actions (note that given current circumstances this is likely to be via telecon).
5. Planning application committee meeting
  - a. Attendance at a Planning Applications Committee meeting to provide input / comment to elected members of the committee.

**Fee proposal**

The fee for the work is shown in the table below, broken-down by tasks. In addition to the Core and Optional fixed price tasks, we have included a time-charge element to provide additional comment

& analysis to any matters raised by the applicant or third-party representations received during the course of the application.

	Ian Walker	Sam Benjamin
	Director	Senior Consultant
<i>Day-rate</i>	£950	£650
	<i>Days</i>	<i>Days</i>
<b>Core Tasks</b>		
1. Review of the proposed energy strategy & sustainability statement	1	2
2. Consultation with the developer's energy consultants	0.25	0.5
3. Reporting	0.5	2
<i>Total core task days</i>	<i>1.75</i>	<i>4.5</i>
<b>Optional fixed price elements</b>		
Follow-up meeting with applicant and RBC (assumed to be via teleconference)	0.25	0.5
Attendance at Planning application committee meeting	0.5	0.5
<i>Total optional task days</i>	<i>0.75</i>	<i>1</i>
<b>Fees (all fees exc VAT)</b>		
Core tasks fee per person	£1,663	£2,925
Optional tasks fee per person	£713	£650
Expenses - optional tasks (assumes 1 in-person meeting at RBC)	50	50
<b>Total fee (all fees exc VAT)</b>		
<b>Core tasks total fee</b>	<b>£4,588</b>	
<b>Total fee including optional tasks (inc. expenses)</b>	<b>£6,050</b>	
<b>Additional time charge elements</b>		
Additional comments / analysis to any matters raised by applicant in response to report	Time charge elements charged at the day-rates above for Director / Senior Consultant time.	
Provide comment / analysis on third-party representations made during the course of the application		
Additional expenses recharged at cost		

The total fee for the Core tasks will be **£4,588 (excluding VAT)**.

The total fee including Optional tasks will be **£6,050 (excluding VAT)**

Time-charge elements will be charged at day-rates, as follows:

Director                      £950/day

Senior Consultant        £650/day

Core tasks 1 to 3, i.e. to submission of the report to RBC, will be completed in a period of 4 weeks from an instruction to proceed from RBC, e.g. if we are able to start on 30<sup>th</sup> March, we will submit the report by 27<sup>th</sup> April.

This timeframe assumes reasonable availability of the Berkley and Hodkinson teams to discuss the proposed energy strategy and to provide any further information required. If we don't get timely

engagement from the energy consultants, such that the above timeline is expected to be impacted, we will notify RBC and agree how to proceed. We expect that the post-report meeting (Task 4) will be arranged by RBC and will be held around 1-2 weeks following submission of the report (date to be agreed).

We confirm that we have no conflicts of interest that would prevent us from carrying out the proposed work.