

Donna Williams

From: Caroline McHardy
Sent: 03 August 2020 15:26
To: Markwell, Jonathan
Cc: Craig Pettit
Subject: RE: Vastern Road (200188)
Attachments: RE: 53-55 Vastern Rd, Reading (200188)

Good Afternoon Jonathan,

Thank you for your email, however I must say I am deeply disappointed to hear that your managers have asked you to prioritise a more corporately important proposal for the Borough. The Berkeley Group have been working alongside Reading Borough Council for the past 15-20 years delivering key projects such as Kennet Island and more recently delivering large scale developments at Green Park Village and Huntley Wharf. Together these include the delivery of almost 3,500 new homes and S106 and CIL contributions in excess of £28,000,000.

In addition to this having worked on this project myself now for well over a year, and having submitted in February I hope you will appreciate why we are increasingly frustrated that we have not yet had chance to have the wider meeting you have alluded to and still are yet to get your agreement to pencil in a time.

Given the planning committee is on the 12th, and diaries are quite full at this time of year I would appreciate your suggestion for a suitable date for this meeting at your earliest convenience.

Microclimate

With regards to the fee proposals I note from the fee proposal that BRE require another two weeks to review the updated Microclimate comments. Given the initial report was reviewed in full in two weeks, I would ask that you request BRE can review their proposed timescales and cost. I have attached again our updated Microclimate assessment which as you will see is less than a page and a half. I am struggling to see why this will take 2 weeks to review and cost £1800. Please could you confirm?

Energy

There do not appear to be any timescales for delivery of the final report from Elements but I note they only appear to need a couple of days to review again I would be hopeful that following our confirmation to proceed this should be with you by the end of this week.

As always we will agree to fund these but given the delays we are experiencing I kindly ask that both reports are finalised within the week so we can review together after your committee on the 12th.

I also note we are due the Viability response today which is good to hear.

I look forward to hearing from you.

Kind regards

Caroline McHardy
Land and Development Director

Berkeley
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From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 03 August 2020 10:54
To: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>
Cc: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Subject: [EXTERNAL] RE: Vastern Road (200188)

Dear Ms McHardy,

Thank you for your email and my apologies for the delay in being able to respond; I have been advised by my managers that I need to prioritise a corporately important proposal for the Borough, which is scheduled to be considered by the Planning Applications committee next week. That remains my priority at this time and therefore I cannot commit to any time/meeting at this point in time sorry. In the interim however, please see attached and below the quotations received from BRE (microclimate) and Element Energy (energy) for the further independent reviews required, as previously discussed.

Task	Day-rate	Ian Walker	Sam Benjamin	Fee per task
		Director	Snr Cons	
		£950	£650	
1 Review updated Hockinson report and provide written response		0.25	1	£887.50
2 Discussions with RBC team + updates to the response		0.25	0.5	£562.50
3 Optional - attend virtual meeting		0.25	0.25	£400.00
4 Optional - Review of further responses, additional calls etc.		Time-basis at above day-rates		

I would welcome your written agreement (via return email) to fund the following:

BRE microclimate review - £1,500 + £300 VAT = £1,800

Element Energy energy review - £887.50 (Task 1) + £562.50 (Task 2) = £1,450 + VAT of £290 = total of £1,740.

If a subsequent meeting is then required, Element Energy have specified a fee of £400 (+£80 vat = £480), but I suggest this is not included at the moment, as it is an optional task

I look forward to hearing from you, prior to being able to formally instruct either BRE / Element Energy.

I envisage that if/when instruction follows and the subsequent reports are produced, it is likely that the future responses will then be able to be wrapped up into a wider meeting to discuss the proposals as a whole.

Please note that in relation to day/sun responses, BRE replied advising that further comments could be provided by them without a further charge.

Yours sincerely,

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

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Civic Offices,
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From: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>
Sent: 29 July 2020 15:27
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Subject: FW: Vastern Road

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Dear Jonathan,

Further to my email last week I have just been alerted to the below by Alisdair Chant/Steve Hicks.

Please may I ask that we do get a call in the diary to run through the scheme this week to agree a clear timetable to ensure we meet the September committee.

As we have not yet spoken on this application since the submission I am becoming increasingly concerned no progress is being made.

I can be available any time tomorrow for a call or anytime on Friday after 11am.

I look forward to hearing from you.

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: [Caroline McHardy](#)
To: [Markwell, Jonathan](#)
Cc: [Craig Pettit](#)
Subject: RE: 53-55 Vastern Rd, Reading (200188)
Date: 09 July 2020 12:55:00
Attachments: [20200709 RWDI#1901994 - Vastern Road RBC Response.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image004.png](#)
[image005.jpg](#)

Dear Jonathan,

I hope you are well?

Further to the comments received on 11th June from the BRE on our wind assessment and methodology at, we have reviewed this with RWDI who have provided the attached response in relation to their outstanding concerns.

I hope that this satisfies their two remaining points and as such, and in relation to your final point regarding deferring to BRE to provide further specialist input and subsequent fees, this will not be required.

Please do not hesitate to contact me if you have any queries in relation to the attached.

Kind regards

Caroline McHardy
Land and Development Director

BerkeleyUR-signature



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Berkeley-Magazine-lozenge



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

Sent: 24 June 2020 17:38

To: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>

Cc: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>

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

Dear Ms McHardy,

Thank you for your email. In terms of the RWDI response, I have the following initial comments:

- The justification put forward for not undertaking a full seasonal approach appears to be “RWDI has extensive experience of microclimate assessments within the administrative bounds of Reading Borough Council (RBC) using this approach”. I don’t consider this to be a particularly constructive response. Perhaps in the first instance you could provide me with such examples determined since the adoption of the Reading Local Plan (November 2019)? At the present time I would revert to my previous response sent to you on 11th June in relation to this matter, which still stands.
- In terms of the area around the café, the RWDI response states “The majority of the café seating area would be suitable for sitting use during the summer season. Standing use conditions at the northern edge of the café terrace are highly localised and would be expected to be eliminated by the introduction of landscaping to reduce mean flow velocity around the Site and the application of any balustrade required for safety on the northern edge of the terrace.” I would have expected this to have been actually demonstrated through the provision of plans to evidence the actually proposed mitigation measures? I suggest that you consider this further.
- Some of the matters in the RWDI response go beyond the technical capability of officers and I would therefore prefer to defer to BRE to provide further specialist input. I would welcome your in principle agreement to your funding of this, as before? I think it would be prudent to await your responses on the two points above before I re-contact BRE seeking a further quotation.

I hope that these initial comments are 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

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From: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>
Sent: 23 June 2020 15:20
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Subject: FW: 53-55 Vastern Rd, Reading (200188)

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Dear Jonathan,

Thank you for your earlier email and confirmation that all parties are working towards the 12th August planning committee which was welcomed along with confirmation BPS have been instructed. We would be more than willing to partake in a briefing meeting or facilitate a site visit with BPS if required?

Further to the BRE's subsequent peer review which you sent through on 11th June, I have attached a summary of the final key points raised by the BRE for which RWDI have provided an explanation for each point raised. I am more than happy for you to share RWDI's response with the BRE. We believe this response sufficiently answers the points raised adequately without any need to undertake a seasonal assessment. We hope in your own balanced judgement you agree with our response on this matter.

Kind regards

Caroline McHardy
Land and Development Director

BerkeleyUR-signature



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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: [EXTERNAL] 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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E-mail: solutions@rwdi.com

MEMORANDUM

DATE:	2020-07-09	RWDI REFERENCE #: 1901994
TO:	Joseph Harding	EMAIL: Joseph.Harding@berkeleygroup.co.uk
FROM:	David Hamlyn Andrew Proud	Email: David.Hamlyn@rwdi.com Andrew.Proud@rwdi.com
RE:	RBC Responses Vastern Road Reading, UK	

Introduction

During 2019 RWDI were retained by Berkeley Homes to conduct a pedestrian level wind microclimate assessment of the proposed Vastern Road development in Reading, UK (hereafter referred to as the 'Proposed Development'). Following a peer review of RWDI's methodology by BRE and subsequent response from RWDI, Reading Borough Council (RBC) have raised the below comments that this document seeks to provide a reply to.

RWDI Responses

The following includes a list of issues considered outstanding by the BRE with associated responses from RWDI.

RBC Comment	RWDI Response
The justification put forward for not undertaking a full seasonal approach appears to be "RWDI has extensive experience of microclimate assessments within the administrative bounds of Reading Borough Council (RBC) using this approach". I don't consider this to be a particularly constructive response. Perhaps in the first instance you could provide me with such examples determined since the adoption of the Reading Local Plan (November 2019)? At the present time I would revert to my previous response sent to you on 11th June in relation to this matter, which still stands.	It should be noted that the Reading Local Plan adopted in November 2019 identified the requirement to use the guidelines laid out by the Lawson Criteria, but does not provide any further detail. The assessment undertaken conforms to the methodology laid out by Lawson and includes an assessment of winds throughout the year with safety exceedances being presented annually and pedestrian comfort being presented for the windiest season (either winter or spring depending upon individual probe locations) and the summer season, when amenity spaces are expected to be most frequently used.



	<p>The utility of presenting dot plots for four seasons for pedestrian comfort is a long standing difference of opinion between RWDI and BRE and acknowledged (prior to this point) by both parties as not materially impacting the outcomes of the assessment.</p>
<p>In terms of the area around the café, the RWDI response states “The majority of the café seating area would be suitable for sitting use during the summer season. Standing use conditions at the northern edge of the café terrace are highly localised and would be expected to be eliminated by the introduction of landscaping to reduce mean flow velocity around the Site and the application of any balustrade required for safety on the northern edge of the terrace.” I would have expected this to have been actually demonstrated through the provision of plans to evidence the actually proposed mitigation measures? I suggest that you consider this further.</p>	<p>A qualitative assessment of the proposed landscaping scheme has been included within the reporting. On demonstrating the mitigation and landscaping measures, it is common that when wind conditions exceed the desired conditions for the intended use by no more than one category, with no instances of safety exceedances, that likely suitability of wind mitigation measures are assessed qualitatively and further quantitative testing of measures is generally not required. In the report we note that the landscape plan referenced within the report as Fig 17 of Appendix B should provide the necessary level of mitigation at this area, and we have not recommended any further measures on top of the proposed landscaping.</p>

Yours truly,

David Hamlyn

Senior Project Manager

Andrew Proud

Project Engineer