

## Donna Williams

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**Subject:** FW: 55 Vastern Rd, Reading (200188)

**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>

**Sent:** 14 September 2020 16:07

**To:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>; Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>

**Subject:** [EXTERNAL] 55 Vastern Rd, Reading (200188)

Dear Ms McHardy / Mr Pettit,

Further to our meeting this morning, which I hope you found beneficial, please see below the comments feed into me from the Natural Environment officer, which I had inadvertently not fed into you previously (responding to your submissions in July):

*In terms of tree species, I note the changes which are positive, albeit they still include Prunus, which I advised should be omitted due to over-representation in the Borough. It is useful to have the canopy spread after 25 years shown on the plan. This helps to demonstrate that the buffer planting strip adjacent to the river is too narrow for large canopy trees - future conflicts, hence the need to prune, can be seen. I previously stated that large canopy trees were required on the river frontage and that a greater set-back was required to achieve this. The application has provided the former but not the latter.*

*I note the size of trees (at planting) proposed which will help to provide a greater clear stem height adjacent to road access, i.e. to allow vehicles to pass underneath. Greater stock size does, however, come with a need for greater aftercare.*

*The other changes to non-tree landscaping, as explained in Joe Harding's email of 15 July to the EA, sound positive. I assume the EA and GS Ecology will be commenting on this.*

*I note that they are considering their energy strategy further to we await details in this. I hope that green roofs will be factored in as required by policy to improve biodiversity on the site. It will be disappointing if the development (and potentially others in the Borough) come to the conclusion that they can only be energy efficient OR maximise biodiversity. I appreciate that both are important but I hope a balance is achieved.*

*I don't think that my comment re services and landscape provision has been answered. I maintain that a certain degree of detail is required prior to a decision. My email of 22/5/20 stated:*

*I requested confirmation of soil volume provision and my comments were clear on the reasons for this request. The applicant's response is that this will be dealt with via condition. This is not an acceptable response. Whilst full details can be agreed via condition, the applicant should submit a basic plan now showing the likely service route corridors and areas allocated for soil root provision, i.e. that can be allocated to roots either as soft landscape beds or under hard surfaces - those unimpacted by structures (above and below ground).*

Accordingly, some further information and clarifications/revisions are requested to be provided to clarify the various requests and queries raised.

I will await to hear from you regarding the various action points discussed in the meeting (and I will also filter in my action points once they become available to me).

Bearing in mind we discussed targeting taking the application to the Planning Applications Committee on 4<sup>th</sup> November, could we formally agree an extension of time for the determination of the application until 4<sup>th</sup> December 2020 (the additional month after the committee meeting being in order to

realistically complete any s106 legal agreement)? I would welcome your agreement (in writing via return email) at your earliest convenience please.

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

Yours sincerely,

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