

Donna Williams

Subject: FW: Vastern Road, Reading (200188)

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

Sent: 18 December 2020 16:46

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

Cc: Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>; Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>

Subject: RE: Vastern Road, Reading (200188)

Dear Ms McHardy,

Thank you for your email. This is agreed until 8th January, but in practice there is still uncertainty given if the application is to progress positively it will need to progress through a Planning Applications Committee meeting. My suggested EOT was/is a realistic one to help facilitate that.

For your information, I am unclear where you have obtained the viewpoint that the local planning authority would seek to issue the decision prior to Christmas. My email below makes it clear our willingness and hope to progress things positively, without mention of this alternative course of action by the time period you have stated.

In other respects of your emails this week, following your reply on 15th December I have sought a quotation from Element Energy (as per my approach detailed in my email below of 11th December). I am awaiting a response from Element Energy at this time. However, based on their input on another project for the Borough, it is known that they presently aren't able to commence new instructions until at least w/b 11th January (due to current projects and the festive break). Once I receive their quotation I will update you accordingly, but please also note that beyond today I am on leave until 5th January. As such, hopefully I will have the Element Energy quote on my return, which will need to be agreed with you, before formal instruction is able to take place by the local planning authority.

I trust that this is of assistance and hope you have as good a festive break as you are able to in these times.

Yours sincerely,

Jonathan Markwell

Principal Planning Officer

Planning Section | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council

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From: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>
Sent: 18 December 2020 13:17
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>; Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>
Subject: FW: Vastern Road, Reading (200188)

Dear Jonathan,

Further to my email below I have now been able to update my board and they are seeking to discuss this with SSE, however unfortunately we are not hopeful to get a response prior to the Christmas Break.

Therefore in the spirit of reaching a positive outcome, can I suggest an interim extension of time to Friday 8th January to allow for this and so we can both continue to progress matters, and negate the need for RBC to issue a decision prior to the Christmas break?

I hope you are agreeable to this suggestion,

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

Sent: 15 December 2020 17:37

To: Markwell, Jonathan (Jonathan.Markwell@reading.gov.uk) <Jonathan.Markwell@reading.gov.uk>

Cc: Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>; Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>

Subject: FW: Vastern Road, Reading (200188)

Dear Jonathan,

Further to your email below I have put forward your comments and further request for an EOT to my board and SSE and they would like to discuss it later this week at our board meeting on Thursday 17th PM.

In the meantime, I am willing for you to instruct Elements Energy to review our revised energy strategy as submitted and we will of course cover the cost of this review as requested.

Once instructed, please could you confirm the timescales Elements Energy are working to and if possible let me know this prior to Thursday as it may help me in my request for the additional time.

Thank you and I look forward to hearing from you.

Kind regards

Caroline McHardy

Land and Development Director

Berkeley
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Gold 2020

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From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 11 December 2020 16:13
To: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>; Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>
Cc: Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>
Subject: RE: Vastern Road, Reading (200188)

This message was sent from Jonathan.Markwell@reading.gov.uk <jonathan.markwell@reading.gov.uk>. Please be careful opening attachments or clicking links and report any suspicious emails to securitythreats@berkeleygroup.co.uk

Dear Ms McHardy,

Thank you for your emails. Obviously your email, and moreover the submission of further information, requires the careful consideration of various officers, and presents a challenge in providing a clear steer which you appear to be seeking in the space of 24 hours. However, I can initially advise the following:

- Officers continue to consider the proposed north-south route to be unacceptable and continue to consider that amendments are required, as previously detailed. Put another way, the scheme simply cannot be progressed positively without amendments being made.
- However, officers also think there would be value in continuing our discussions, with a formal extension of time for the determination of the application agreed until 12th March 2021 (with view to progressing the application to the 3rd March Planning Applications Committee). I would welcome your agreement in writing (via return email) to this request?
- As mentioned during our Zoom call yesterday afternoon, officers will need to seek a quotation from Element Energy to review the revised energy strategy submitted, as funded by you. I would be grateful for your in-principle agreement via return email prior to seeking a quotation from Element Energy?
- There are obviously a number of other substantial outstanding matters which will also need to be discussed further, but officers are hopeful that these can be progressed positively in the timeframes suggested above.
- It would not be appropriate for me to detail any discussions officers have undertaken with elected members, particular those on the Planning Applications Committee, for obvious reasons which I trust you understand.

I hope that these updates are of assistance to you and look forward to hearing back from you at your earliest convenience.

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: 11 December 2020 13:18
To: Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>; Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>
Subject: FW: Vastern Road, Reading (200188)
Importance: High

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

Dear Julie and Jonathan,

Further to my email below I was wondering if you had any feedback from Councillor Page after your call yesterday?

Further to the photos we sent you on the North South link, it did occur to me that you may find a site visit beneficial? If this is of interest for you I would be more than willing to facilitate this early next week?

I look forward to hearing from you, if a call is easier I am available this afternoon for a Teams/Zoom call.

Kind regards

Caroline

From: Caroline McHardy
Sent: 10 December 2020 16:06
To: Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>; Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk> <Jonathan.Markwell@reading.gov.uk>
Cc: Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>
Subject: Vastern Road, Reading (200188)
Importance: High

Dear Julie and Jonathan,

Thank you for your time earlier and your email dated 8th December 2020 which detailed the Councils' current position on the north / south route at our proposed scheme at Vastern Road. Further to our earlier meeting I write with an update as follows;

Energy Strategy

As discussed this morning we are keen to work with your officers to reach a favourable outcome on this scheme and so in order to move matters forward and in consultation with our energy consultants at Hodkinson, we have prepared an alternative energy strategy as follows;

- Proposals for an Air Source Heat Pump (ASHP) led heat network which utilises low carbon electricity.
- Future proofed connection to enable future building operators to consider connecting into a wider heat network (should one become available).
- Installation of photovoltaic panels (PV) across the development, maximised where possible, in order to further assist with renewable energy sources.
- Provision of a green roof on the café.
- High standards of fabric efficiency seeking to reduce energy demand using the 'fabric first' approach which is considered as best practice.
- A reduction in regulated CO₂ emissions of 36.6% which is significantly above the SAP emission factors and policy requirements.
- Carbon off-set payment of £228,420 to achieve a standard of carbon zero.

I have also attached on the link below a revised series of floorplans and elevations which accompany the revised energy strategy, all of which are contained with a new drawings register '448.001 Drawing Issue Sheet REV F' for submission.

<https://berkeley-group.sharefile.eu/d-s41604e1ab33747f9b1aa01a71af23d60>

Viability

We have previously set out that the change in our energy strategy will have a resulting negative impact on the scheme's viability position. We will look to update the viability to take into account the new energy strategy (£1.5m in cost) along with the revised increased carbon off-set payment (£228k) and the full cost of the Vastern Road crossing (£200k).

As you are aware this will put the scheme further into deficit. Notwithstanding this, on the basis no further coverage is lost at the Goods Office, Berkeley are still willing to provide our offer of 20% affordable with a 45:55 tenure split in favour of shared ownership as per the terms of our letter dated 12th November.

North/South Link

We discussed the north / south link route options this morning and to clarify, the distance between option 1 (Berkeley's current route) and option 2 (RBC's proposed route) is only 15.4 m. Therefore changing plans and designs at this late stage is unlikely to gain much benefit to the scheme and just add additional time and cost implications for both parties.

We truly believe that the quality of the urban design in this location as discussed last week should not be overlooked and ask that you revisit our submitted strategic shared cycle footway booklet with ref 448.LAND.RP.001 REVA (attached on the link).

Next Steps

We were pleased to hear that RBC are willing to work with Berkeley and the EA to provide mitigation to the riverside planting margins rather than reduce or remove the built form of the Turbine Hall. We appreciate your change in position on this point in order to reach a favourable outcome.

Berkeley have now conceded on the Energy Strategy, provision of affordable (despite our viability position), and payment of the full monies for the Vastern road crossing in the S106.

Therefore given these changes and the information we provided earlier, please could you ask Cllr Page at your meeting whether this application in its current form can be supported by members without any need to change The Goods Office and lose additional coverage.

I am available anytime tomorrow to discuss the outcome of your meeting with Cllr Page so we can agree the outcome for this scheme which I believe both parties wish to be positive.

Kind regards

Caroline McHardy

Land and Development Director



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