

## Donna Williams

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**From:** Eve Ladden Timbers  
**Sent:** 26 March 2019 22:17  
**To:** Markwell, Jonathan  
**Subject:** Re: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Jonathan,

Please ignore my previous email. We would like Sarah to be there, but we can of course bring the landscape/public realm discussion to the start of the agenda after our presentation.

Thank you

Eve

Sent from my iPhone

**Eve Ladden Timbers**  
Planning Associate



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On 26 Mar 2019, at 20:26, Eve Ladden Timbers <[Eve.LaddenTimbers@bartonwillmore.co.uk](mailto:Eve.LaddenTimbers@bartonwillmore.co.uk)> wrote:

Hi Jonathan,

Based on Sarah's comments, there do not appear to be any significant issues on landscape that we can't address by email. On this basis we are happy to take this off the agenda and ask our landscape consultant not to attend.

Persons who will be in attendance:

Angus cook and Katy Walker - Berkeley homes  
James cool and Vince Prescott - Broadway Malyan (sorry I tried to get only one of them to attend but they insisted they both needed to be there)  
James Weeks - Built Heritage  
Daniel Townsend - PBA

I will send you the meeting agenda separately.

Thanks

Eve

Sent from my iPhone

On 25 Mar 2019, at 11:12, Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)> wrote:

Dear Mrs Ladden Timbers,

Thank you for your email and the various further emails received from others on Friday in relation to these emerging proposals. In terms of numbers, please advise who is anticipated to attend? Very generally we will seek to accommodate as many of you as possible, with it being suggested that only a single representative from each discipline attends if at all possible?

Please see below initial observations on the latest proposals from the Natural Environment Officer Sarah Hanson, which should hopefully inform discussions on Wednesday. I would welcome your view as to whether Sarah needs to attend the meeting on Wednesday or not? This may save a person from your side needing to attend too? If Sarah is required, is it possible for this element can be frontloaded to be discussed after your presentation (as Sarah is short of time this week)?

*I note the omission of the link between blocks B & C, thereby opening the view which is positive. Also the addition of a café in the podium area is positive.*

*The DAS states that there is a maximum 20m setback, reducing to just below the 10m required by the EA in parts. In this river frontage/terrace area I am unclear as to whether tree planting is proposed? Some plans and visuals show trees, some plans do not. It is stated that this zone provides flood mitigation and planting has been selected with this in mind - trees of course are important elements of flood mitigation. Clarification is required. Trees will be expected, as have been previously shown.*

*It is stated that this riverside terrace will be for residents only and not have public access due to it being a flood mitigation area. I'm not clear on the relevance of this for access, i.e. the difference between public and residents hence clarification is sought. Put simply, if not for public use, how will the public be kept out?*

*Where riverside trees are referred to in the soft planting palette, Sorbus aria Lutescens is proposed. Whilst a nice tree, it is very small (3-8m at maturity) so if on the river frontage, it will not be big enough ultimately - there are larger varieties available. It may be that if this is proposed on the riverside terrace, the construction of this may limit tree size. Clarification is sought.*

*With regard to the Avenue/Mews, I note proposed low level planting to separate, in a visually unobtrusive way, the pedestrian and vehicular access, which was requested. The soft planting palette suggests Fagus sylvatica (Beech) for the main Avenue. This is a surprising choice given the ultimate vast size and dense shade they cast. It is also not a suitable species where reflected heat and light will be an issue, which I would suggest would be relevant here. An alternative would be prudent.*

*I'm not clear on how the private plaza for Block D will be separated from the public area - I expect this will become clear at the meeting.*

*The DAS still states that there are opportunities for biodiverse roofs but I can't see these shown anywhere - again clarification is sought.*

*As per the last DAS, biodiversity enhancements are proposed, the practical incorporation of which will be expected as part of any future planting application.*

*GS ecology will be commenting further on landscaping and biodiversity enhancements as well as the lighting aspects.*

You may prefer to provide clarifications on the points raised via email correspondence, or at the meeting itself (should Sarah be attending)?

Furthermore, please see below initial comments from the LPA's ecology consultant (GS Ecology) in terms of the extended phase 1 survey report submitted on 28/02/19:

*The report concludes that the buildings and trees are unlikely to host roosting bats and as such there should be no roosting bat related constraints, however a condition will need to be set to ensure that nesting birds are not affected during demolition.*

*However it does not provide an assessment of the impact of lighting and massing on the adjacent river corridor (and the wildlife that uses it) and we would need to see plans showing the existing and proposed light levels to assess this. If this shows that there is significant light spillage onto the river corridor an assessment of the river in terms of its suitability for commuting and foraging bats would need to be undertaken, this is likely to involve bat activity surveys between April and September.*

Please note that I am presently awaiting comments from our ecology consultant in response to the information submitted by you on 13/03/19 for pre-application meeting 3.

Finally, I can also advise that the Policy and Project Officer - Leisure and Recreation (Lynne Reynolds) was actually on leave when I advised her of the information submitted for pre-application meeting 3, with her out of office detailing that she will be back on 28<sup>th</sup> March. Accordingly, it will not be possible to incorporate her observations into the discussions on Wednesday and these will instead follow in the subsequent written advice.

I hope that this is of assistance. Please feel free to give me a call should you wish to initially discuss any point further.

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate of Environment and Neighbourhood Services

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**From:** Eve Ladden Timbers [<mailto:Eve.LaddenTimbers@bartonwillmore.co.uk>]  
**Sent:** 22 March 2019 16:49  
**To:** Markwell, Jonathan  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Jonathan,

With regards to the additional information requested, please find an indicative internal layout of a Block E mews dwelling. I will send you the flythrough video by file transfer to aid your discussions on Tuesday.

For the attendees on Wednesday, I am struggling to get this to any lower than 7 persons. Apologies. I will circulate a meeting agenda on Tuesday.

Have a good weekend.

Eve

**Eve Ladden Timbers**  
Planning Associate

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**From:** Eve Ladden Timbers  
**Sent:** 21 March 2019 14:40  
**To:** 'Markwell, Jonathan' <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Jonathan,

Thank you for your officers comments on Air Quality. As the agenda is fairly packed as it is, we happy to take this topic off to free up discussions on other matters. Same goes for any other self-explanatory comments that you may receive leading up to the meeting? I will hold off from circulating a meeting agenda until Tuesday then, unless you require this before?

I will speak to our architects about the flyby model and come back to you. When speaking to your colleagues on Tuesday, we would be grateful for your consideration as to the need to refine the top of the marker building on the Vastern Road frontage and the potential to exceed the tall building threshold slightly at this part of the site.

Our intention is not necessarily to introduce any additional accommodation above the threshold, but instead allow us a little more flexibility to design a purposeful and important marker element for this prominent site. We look forward to discussing this element with you next week, alongside other matters.

Kind regards,

Eve

### Eve Ladden Timbers

Planning Associate

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

**Sent:** 21 March 2019 14:11

**To:** Eve Ladden Timbers <[Eve.LaddenTimbers@bartonwillmore.co.uk](mailto:Eve.LaddenTimbers@bartonwillmore.co.uk)>

**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Dear Mrs Ladden Timbers,

Thank you for your two emails. I have forwarded the link onto Berkshire Archaeology seeking comments and will advise you of these once I receive a reply. I will endeavour to consider the energy scoping note and provide comment within the written feedback subsequent to the meeting.

In terms of the meeting this morning, the fly-by video visualisations were particularly interesting. I will be discussing the proposals with the head of planning / team leaders on Tuesday morning and was wondering whether there is any scope for you to provide me with a link to access this, to aid my discussions with colleagues prior to our meeting?

Finally, I have already received comments from my colleague in the Environmental Protection team. Although I will outline this in the written advice following the meeting, I thought (given this is a fairly self-contained matter) you may benefit from sight of these comments now? This should also avoid the need for this to be further discussed at our meeting, unless you have any specific comments?

*The air quality assessment sounds reasonable, however it will be important to predict the likely NO2 levels at the Vastern Road façade as soon as possible so that any necessary mitigation can be designed in at an early stage – e.g. if distance from the road needs to be increased, or if barriers need to be put in place, or if the height of residential receptors needs to be increased, or when determining ventilation arrangements.*

*The noise assessment also sounds reasonable, I would recommend that in addition to the stated standards, they do assess the transformer noise according to BS4142, to determine the likelihood of complaint. This is because it is possible that mitigation at source is required as well as protecting the dwellings themselves. I appreciate that the aim is for the dwellings to be designed such that they don't need to open their windows, however in reality many residents will see opening their*

*windows as a 'right' and also they may be impacted by noise when on their balcony or in their garden and therefore may still have cause to complain about the noise from the transformers.*

*Note we have received complaints in the past about noise from the transformers.*

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

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate of Environment and Neighbourhood Services

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**From:** Eve Ladden Timbers [<mailto:Eve.LaddenTimbers@bartonwillmore.co.uk>]  
**Sent:** 21 March 2019 11:59  
**To:** Markwell, Jonathan  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Jonathan,

Thanks for your email.

I will send the archaeology report by filetransfer now and noted on the DRP method, I have fed this back to the design team.

Eve

**Eve Ladden Timbers**

Planning Associate

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

**Sent:** 20 March 2019 17:48

**To:** Eve Ladden Timbers <[Eve.LaddenTimbers@bartonwillmore.co.uk](mailto:Eve.LaddenTimbers@bartonwillmore.co.uk)>

**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Dear Mrs Ladden Timbers,

Thank you for your two emails and the clarification regarding your expectations in terms of day/sunlight and wind matters.

In terms of archaeology, advice services are provided to RBC by Berkshire Archaeology. I haven't formally involved Berkshire Archaeology in these pre-application discussions to date, although they did comment on the EIA screening submission (182212). As such, it is probably most appropriate for me to contact them in the first instance, and then feed in their comments to you once they are subsequently received? To assist in this regard, could you provide a link to a file-sharing site where Berkshire Archaeology can download the document, to save my limited email capacity another 17mb?

With regard to your D:SE / DRP deliberations, there is considered to be no scope for a scheme of this size/nature to be considered by the Reading DRP and the only appropriate level of input is from D:SE. Accordingly, I can confirm that I will not be in a put your proposal on a future DRP agenda. Obviously we can discuss this further at our meeting next week.

Finally, I can confirm that I have been made aware of your briefing with ward councillors tomorrow and will see you for that (please note that I have a pre-arranged separate meeting at 10am, so will not be available after your discussions with councillors on this occasion).

I trust that all of the above is of assistance to you.

Yours sincerely,

Jonathan Markwell

Principal Planning Officer

Planning Section | Directorate of Environment and Neighbourhood Services

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**From:** Eve Ladden Timbers [<mailto:Eve.LaddenTimbers@bartonwillmore.co.uk>]

**Sent:** 20 March 2019 13:13

**To:** Markwell, Jonathan

**Subject:** FW: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Jonathan,

Apologies for the slight delay in responding to you, please see my response in [green](#) below.

Kind regards

Eve

**Eve Ladden Timbers**

Planning Associate



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

**Sent:** 15 March 2019 11:05

**To:** Eve Ladden Timbers <[Eve.LaddenTimbers@bartonwillmore.co.uk](mailto:Eve.LaddenTimbers@bartonwillmore.co.uk)>

**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

Dear Mrs Ladden Timbers,



Thank you for your email and that from James Cook at Broadway Malyan, which I can confirm have been received (access provided by my IT colleagues this morning to the various documents), as has the hard copies of the DAS - thank you for these.

Obviously there is a considerable mass of information to consider, but from my initial glance through I would welcome your responses to the following:

- What are your expectations in terms of the day/sunlight report and wind note? Would you be seeking for the local planning authority to seek input from external consultants (on behalf of the LPA) at this juncture (if yes, then there are likely to be cost implications for your client in terms of instruction for input - the scope of what an external consultant provides advice on will also need to be agreed in advance) or are you expecting officer comments only at this stage? You will note that the D/S note includes an 'alternative scheme' as proposed mitigation in light of the results. As the scheme will need to be amended slightly to include the suggested mitigation, we think it would be suitable for officer comments only at this juncture. Of course, we understand that an independent review of the final report will be undertaken as part of the planning application determination process. In terms of wind, as the information provided is high level only at this stage, officer comment feels similarly appropriate at this juncture, with a formal review undertaken at planning application stage.
- It would be helpful if you could provide an indicative internal layout of a Block E mews dwelling. No problem, I will ask our architects for this.

Based on a first glance of your submission I will be seeking input from:

- Transport officer
- Historic Buildings consultant
- Planning policy officer
- Natural Environment officer
- Ecology consultant
- Leisure / Parks Policy and Project officer
- Environmental Protection officer
- Access officer
- Sustainability officer
- Crime Prevention Design Advisor at Thames Valley Police
- Subject to your responses above... Day/sunlight consultant and wind consultant

I would be grateful if you could please advise if you consider if any other officers should be considering any other part of your submission? I am merely seeking to ensure that elements are not inadvertently missed, in order to ensure the most informed officer advice is able to be provided to you. The list of consultees looks right to me. On a separate point, I have today received a draft archaeology report for the project (please find attached). Our consultant would like to send this to your Archaeological Officer for comment. Are you happy for us to do this, or would you prefer that this goes through you?

I also note that in line with the PPA the second instalment of the pre-application fee (£10,000 + vat) is due either prior to or at this meeting. As before, this can be paid by the following methods:

- cheque (payable to Reading Borough Council) to the address below (marked for my attention and referencing pre-application number 181724),
- via the website (the payment type is 'Planning' and the service to pay for is 'Pre-application advice' and the application reference is 181724) [here](#), or
- via a BACS payment. I am advised that the BACS details are: Lloyds Bank Broad Street Reading Sort code: 30-91-31 Account: 00271502.

I would be grateful if you can advise me of your intended method of payment? Furthermore, please confirm once payment has been made, so I can advise my colleagues to look out for it. **I will ask Berkeley Homes to make payment. I suspect that they will bring the cheque along to the meeting, however I will confirm this shortly.**

Finally, I am still awaiting your clarification regarding the scope and date for scheduled pre-app meeting 4? Obviously this may be better discussed subsequent to meeting 3, but I am also conscious of your overall programme and the difficulties I practically have booking rooms / staff availability. As such, please feel free to advise me of some possible dates which can be provisionally booked in. **I will come back to you on this. In terms of programme, we would also like to begin the Design Review process. As this site has such local importance and requires a very Reading focused discussion, we feel that going before your local Design Review Panel, with local architects, is more appropriate on this occasion, rather than meeting Design South East. Could we take this approach and if so, are you in a position to put the project on the agenda next month?**

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

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate of Environment and Neighbourhood Services

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**From:** Eve Ladden Timbers [<mailto:Eve.LaddenTimbers@bartonwillmore.co.uk>]  
**Sent:** 13 March 2019 18:45  
**To:** Markwell, Jonathan  
**Cc:** James Cook  
**Subject:** 55 Vastern Road, Reading (181724/PREAPP) - Meeting 3

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

Jonathan,

In advance of our third pre-application meeting scheduled for 27<sup>th</sup> March 2019 @ 10am, please find [a link](#) to the following information:

- Letter to support the current red line boundary – Prepared by Berkeley Homes/SSE
- TVIA Design Note (inc wireline views) – Prepared by Barton Willmore Landscape
- Daylight/Sunlight/Overshadowing Note – Prepared by EB7
- Updated Transport Scoping Document – Prepared by PBA
- Wind/Microclimate Note – Prepared by RWDI
- Acoustic Note – Prepared by 24Acoustics
- Community Engagement Update Note – Prepared by Vocalism
- Planning Response Note to all pre-app 2 comments - Barton Willmore Planning

A Draft Design and Access Statement (inc Landscape and Ecology Strategy) has also been produced. Broadway Malyan (cc-d in) will send this to you directly, with hard copies being dropped into your offices tomorrow.

In terms of Air Quality, please find an overview of the suggested measures/mitigation below. Full details will be provided within the forthcoming planning application.

### **Air Quality Commentary**

An air quality assessment will be carried in order to fully assess the impact of additional traffic on local air quality as well as the impact of existing sources on air quality for future residents and identify any required mitigation. The assessment will include the following:

- Review of relevant local air quality monitoring data and Defra's background pollutant maps;
- Risk based assessment of the potential impacts during construction using the approach provided in IAQM guidance;
- Detailed air quality dispersion modelling of emissions from the traffic associated with the proposed development to identify the impact on existing communities;
- Detailed air quality dispersion modelling of air quality within the site to identify whether air quality for future residents is suitable;

- There are no designated ecological sites of relevance to the Site in relation to air quality impacts;
- The cumulative impacts with other development will also be assessed.

The redevelopment of the site will result in an overall reduction of circa. 100 parking spaces. The reduction in car park will result in a positive impact on AQMA.

I will circulate a meeting agenda separately.

Many thanks,

Eve

**Eve Ladden Timbers**  
Planning Associate



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