

Donna Williams

From: Eve Ladden Timbers
Sent: 09 April 2019 14:02
To: 'Markwell, Jonathan'
Subject: RE: BREEAM Pre-assessment - Vastern Road (181724/PREAPP)

Jonathan,

The landscape architect who attended was Ioana Nica.

Thank you for your reply on the BREEAM. The table on page 13 of the SPD is a little confusing as it is unclear why the 'Minor' size of development types are highlighted in grey. So to confirm, a café unit of circa 500sqm would require a BREEAM pre-assessment to demonstrate a 'Very Good' level.

Thank you

Eve

Eve Ladden Timbers

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From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 09 April 2019 13:30
To: Eve Ladden Timbers <Eve.LaddenTimbers@bartonwillmore.co.uk>
Subject: RE: BREEAM Pre-assessment - Vastern Road (181724/PREAPP)

Dear Mrs Ladden Timbers,

Thank you for your email. I am just finalising the pre-app advice note, so this should be with you shortly. To assist in this regard, can you please confirm the name of your colleague from Macfarlane Associates who attended the meeting, as you did not advise me of her attending in advance and I didn't catch her name at the meeting itself? Thank you in advance for your reply.

I can also clarify that a BREEAM pre-assessment will be required. Should the non-residential component be <1000sqm (i.e. a 'minor' development) then this will be required, as a minimum, to achieve a BREEAM 'Very Good' rating. This is in line with adopted Policy CS1, the adopted Sustainability SPD (see table 3.2 at p13 for example) and emerging Policy CC2. The BREEAM pre-assessment submitted at application stage should form part of a wider sustainability strategy / statement, required in line with policy and as referenced at section 20 of the validation requirements document.

This will be repeated in the advice note, but in the meantime I trust that this 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: 09 April 2019 10:27
To: Markwell, Jonathan
Subject: BREEAM Pre-assessment - Vastern Road

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Jonathan,

Appreciate that your written response is due tomorrow and may cover this, however I just had a really quick query regarding the commercial element. As the new café unit is under 1000sqm, we understand that BREEAM compliance and the submission of a pre-assessment would not be required as part of the forthcoming planning submission. Is this your understanding also? If you are able to confirm today I would be most grateful.

Many thanks,

Eve

Eve Ladden Timbers
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