

Donna Williams

From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 11 April 2019 10:07
To: Neil Purvis
Subject: RE: 28876. Vastern Road, Reading. Request for EIA Scoping Opinion (190451)
Attachments: FW: Consultation on Planning Application 190451/SCO - 55 Vastern Road; Planning Application 190451 - 55 Vastern Road, Reading [OFFICIAL]; FW: 3rd Party Planning Application - 190451 - SCOPING OPINION

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Purvis,

Thank you for your submission, which is under consideration by the local planning authority. At present I am awaiting a number of internal / external consultation responses, which will help inform the subsequent scoping opinion response. To date I have received responses from the Marine Management Organisation, Berkshire Archaeology & Thames Water - please see these attached for your information and comment should you consider it appropriate?

Given that I am awaiting a number of consultation responses and am out of the office beyond today until 23rd April (when the response is due) I therefore write to request a three week extension of time to provide the response. This request is made as per Regulation 15 (4) of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)* and is requested until 14th May 2019. I would welcome your agreement via return email as soon as possible please.

Yours sincerely,

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

Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

0118 937 2458 (72458 internal extension)

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From: Neil Purvis [mailto:Neil.Purvis@bartonwillmore.co.uk]
Sent: 18 March 2019 19:50
To: Markwell, Jonathan
Cc: Eve Ladden Timbers; Katy Walker; Emmanuel Baker
Subject: 28876. Vastern Road, Reading. Request for EIA Scoping Opinion

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Dear Jonathan,

VASTERN ROAD, READING. REQUEST FOR SCOPING OPINION UNDER REGULATION 15 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)

Please find the attached cover letter and report which together form a request for an EIA Scoping Opinion in accordance with Regulation 15 (2) of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)* with regard to the proposed redevelopment of land at Vastern Road, Reading.

A hardcopy will be placed in the post to you tomorrow.

I would be grateful for acknowledgment of receipt of this request and I look forward to receiving the response.

If you have any questions or wish to discuss, please let me know.

Kind regards,

Neil
Neil Purvis
Senior Environmental Planner



DDI: 0207 446 6877
W: www.bartonwillmore.co.uk
7 Soho Square, London, W1D 3QB



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From: [Hickey, Sian](#)
To: [Markwell, Jonathan](#)
Subject: FW: Consultation on Planning Application 190451/SCO - 55 Vastern Road
Date: 08 April 2019 10:19:37

From: SM-Defra-SH - MFA Marine Consents (MMO)
[mailto:marine.consents@marinemanagement.org.uk]
Sent: 05 April 2019 10:35
To: Hickey, Sian
Subject: RE: Consultation on Planning Application 190451/SCO - 55 Vastern Road

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Dear Sir/Madam,

Please be aware that any works within the Marine area require a licence from the Marine Management Organisation. It is down to the applicant themselves to take the necessary steps to ascertain whether their works will fall below the Mean High Water Springs mark.

Response to your consultation

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.

Marine Licensing

Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Environmental Impact Assessment

With respect to projects that require a marine licence the [EIA Directive \(codified in Directive 2011/92/EU\)](#) is transposed into UK law by [the Marine Works \(Environmental Impact Assessment\) Regulations 2007 \(the MWR\), as amended](#). Before a marine licence can be granted for projects that require EIA, MMO must ensure that applications for a marine licence are compliant with these regulations.

In cases where a project requires both a marine licence and terrestrial planning permission, both the MWR and The Town and Country Planning (Environmental Impact

Assessment) Regulations <http://www.legislation.gov.uk/ukxi/2017/571/contents/made> may be applicable.

If this consultation request relates to a project capable of falling within either set of EIA regulations then it is advised that the applicant submit a request directly to the MMO to ensure any requirements under the MWR are considered adequately.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the East Inshore and Offshore marine plans were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our Marine Information System. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.

Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist.

Minerals and waste plans and local aggregate assessments

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply. The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where

land based resources are becoming increasingly constrained.

If you require further guidance on the Marine Licencing process please follow the link <https://www.gov.uk/topic/planning-development/marine-licences>

Kind Regards,

Megan McCoull

Team Leader | Business Support Team | Her Majesty's Government – Marine Management Organisation Tel: +44 (0)2087200989| Megan.Mccoull@marinemanagement.org.uk | Lancaster House, Hampshire Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YH
[Website](#) | [Twitter](#) | [Facebook](#) | [Linkedin](#) | [Blog](#) | [Instagram](#) | [Flickr](#) | [YouTube](#) | [Google+](#) | [Pinterest](#)

From: Hickey, Sian [<mailto:Sian.Hickey@reading.gov.uk>]

Sent: 03 April 2019 15:45

To: SM-Defra-Consultations (MMO) <Consultations.MMO@marinemanagement.org.uk>

Subject: Consultation on Planning Application 190451/SCO - 55 Vastern Road

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From: [Smith, Roland](#)
To: [Markwell, Jonathan](#)
Subject: Planning Application 190451 - 55 Vastern Road, Reading [OFFICIAL]
Date: 09 April 2019 10:32:07
Attachments: [image001.jpg](#)

Dear Jonathan,

Re: Application 190451 – Screening Opinion Request – 55 Vastern Road, Reading

Thank you for consulting Berkshire Archaeology regarding the above application. My response relates solely to the buried archaeological heritage. Listed buildings and the historic built environment are matters for your Conservation Officer.

It is noted in Para. 2.5 of Barton Willmore’s ‘Environmental Impact Assessment Scoping Report’ that it is proposed to submit an archaeological desk-based assessment with any future application. This is a reasonable approach given the size of the site area and its location within the archaeologically rich Middle Thames Valley. The desk-based assessment should establish the archaeological potential of the site, the likely impacts of any proposal on buried remains, if any archaeological mitigation measures are merited and, if so, what form they might take.

I trust that this is helpful. Please do not hesitate to contact me if you would like to discuss this further.

Regards,

Roland

Roland Smith

Archaeology Officer

Berkshire Archaeology | Museum and Town Hall Services

Berkshire Archaeology is an advice service for Bracknell Forest, Reading, Slough, Wokingham and the Royal Borough of Windsor & Maidenhead

Berkshire Record Office

9 Coley Avenue

Reading

RG1 6AF

0118 937 5976 (Berkshire Archaeology Office)

0118 937 4996 (Direct Dial)

Email: roland.smith@reading.gov.uk

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From: [Planning Administration](#)
To: [Markwell, Jonathan](#)
Subject: FW: 3rd Party Planning Application - 190451 - SCOPING OPINION
Date: 09 April 2019 14:11:02

-----Original Message-----

From: BCTAdmin@thameswater.co.uk [<mailto:BCTAdmin@thameswater.co.uk>]
Sent: 09 April 2019 13:23
To: Planning Administration
Subject: 3rd Party Planning Application - 190451 - SCOPING OPINION

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Reading Borough Council
Council Offices
Civic Centre
Reading
Berks
RG1 7TD

Our DTS Ref: 57999
Your Ref: 190451 - SCOPING OPINION

9 April 2019

Dear Sir/Madam

Re: 55 Vastern Road, Vastern Road, Reading, Berkshire, RG1 8BU

Waste Comments

Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory water and sewerage undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA. Thames Water considers the following issues should be considered and covered in either the EIA or planning application submission: 1. The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met. 2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met. 3. The developments demand for water supply and network infrastructure both on and off site and can it be met. 4. Build - out/ phasing details to ensure infrastructure can be delivered ahead of occupation. 5. Any piling methodology and will it adversely affect neighbouring utility services. The developer can obtain information to support the EIA by visiting the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ

Tel:020 3577 9998

Email: devcon.team@thameswater.co.uk

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