

Donna Williams

From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 01 February 2019 15:04
To: Neil Purvis
Subject: RE: 28876 Vastern Road, Reading - Request for EIA Screening Opinion (182212)
Attachments: 182212 - 55 Vastern Rd EIA SCR.pdf

Follow Up Flag: Follow up
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Categories: Filed by Newforma

Dear Mr Purvis,

Thank you for your reply. Please see attached the screening opinion.

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)

Email: jonathan.markwell@reading.gov.uk

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From: Neil Purvis [mailto:Neil.Purvis@bartonwillmore.co.uk]
Sent: 28 January 2019 18:38
To: Markwell, Jonathan
Subject: RE: 28876 Vastern Road, Reading - Request for EIA Screening Opinion (182212)

Dear Jonathan,

I can confirm agreement to extension of time for the EIA Screening Opinion – to Friday 1st Feb,

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: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 28 January 2019 09:47
To: Neil Purvis <Neil.Purvis@bartonwillmore.co.uk>
Subject: RE: 28876 Vastern Road, Reading - Request for EIA Screening Opinion (182212)

Dear Mr Purvis,

Further to our correspondence below I have returned from leave this morning, anticipating observations from my transport colleagues (which I was due to receive last week) to enable me to fully assess the screening application, with view to issuing this today (as previously agreed). However, this has unfortunately hasn't been received from my Transport colleagues. In the circumstances (and in line with Part 2 regulation 6 (6) (b) of the EIA Regulations 2017) I would welcome a further extension of time until the end of this week, Friday 1st February, to adopt an overall screening opinion?

I would welcome your response to this as soon as possible please.

Yours sincerely,

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

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From: Neil Purvis [<mailto:Neil.Purvis@bartonwillmore.co.uk>]
Sent: 17 December 2018 17:30
To: Markwell, Jonathan
Cc: Eve Ladden Timbers
Subject: RE: 28876 Vastern Road, Reading - Request for EIA Screening Opinion

Dear Jonathan,

Thanks for confirming receipt of the EIA Screening Report for Vastern Road.

I can confirm agreement for the revised timescale of 28th January for the EIA Screening Opinion.

Kind regards

Neil

Neil Purvis

Senior Environmental Planner



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**BARTON
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Our offices will be closed on Monday 24th December for the Christmas period and will reopen on Wednesday 2nd January 2019.

Wishing you a very merry Christmas and a happy new year from Barton Willmore!

From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 17 December 2018 16:20
To: Neil Purvis <Neil.Purvis@bartonwillmore.co.uk>
Cc: Eve Ladden Timbers <Eve.LaddenTimbers@bartonwillmore.co.uk>
Subject: RE: 28876 Vastern Road, Reading - Request for EIA Screening Opinion

Dear Mr Purvis,

Thank you for your email. I have passed this onto my colleagues in the Planning Administration team to log as an EIA screening opinion application.

I initially note that you are seeking a response within the 21-day statutory timeframe set out in the EIA Regulations. I can advise, primarily as I am leave from 21st December, returning on 8th January, that it will simply not be possible to respond by 7th January. In these circumstances, also mindful of the time of the year and the fact that I will seek/require internal/external consultation responses from a variety of colleagues to being in a position to provide a response on behalf of the local planning authority, I suggest that we agree an extension of time for the screening opinion response.

Accordingly, in line with Part 2 regulation 6 (6) (b) of the EIA Regulations 2017 I formally request that a screening opinion is adopted within the next 6 weeks (i.e. by 28th January 2019). Hopefully within these realistic timeframes I will have received the consultation responses, which will enable me to draw matters together to adopt an overall screening opinion.

I would be grateful if you could please confirm your agreement to this longer period (until 28th January 2019) in writing (via return email)?

I look forward to hearing from you. Please feel free to give me a call should you wish to discuss this further.

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

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From: Neil Purvis [<mailto:Neil.Purvis@bartonwillmore.co.uk>]
Sent: 17 December 2018 11:41
To: Markwell, Jonathan
Cc: Eve Ladden Timbers
Subject: 28876 Vastern Road, Reading - Request for EIA Screening Opinion

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

Dear Jonathan,

VASTERN ROAD, READING. REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

Please find attached a cover letter and report which together form a request for an EIA Screening Opinion in accordance with Regulation 6 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017* with regard to the proposed redevelopment of land at Vastern Road, Reading.

A hardcopy has been placed in the post to you today.

I would be grateful for acknowledgment of receipt of this request and I look forward to receiving your response within the statutory timeframe set out in the EIA Regulations.

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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Wishing you a very merry Christmas and a happy new year from Barton Willmore!

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Neil Purvis
Senior Environmental Planner
Barton Willmore
7 Soho Square
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Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 182212/SCR
Your Ref: 28876/A5/EIA

Direct: ☎ 0118 9372458

e-mail: jonathan.markwell@reading.gov.uk

1st February 2019

Your contact is: Mr Jonathan Markwell, Planning

Dear Mr Purvis,

Planning Reference: 182212/SCR

Description of development: Request for an EIA Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 with regard to the proposed redevelopment of land at Vastern Road, Reading. More specifically, this proposes: the demolition of a number of buildings and structures on the site of the former Scottish & Southern Electricity (SSE) complex on Vastern Road, Reading and the erection of up to 240 residential units, with a maximum height of 11 storeys (up to 36m above ground level) including a new north south pedestrian link, connecting Christchurch Bridge to Vastern Road towards the station as well as drainage infrastructure and landscaping.

Location: Land at 55 Vastern Road (part of the wider Scottish & Southern Energy site), Reading, RG1

Information considered: Letter from Barton Willmore 'Vastern Road, Reading' Ref: 28876/A5/EIA, dated & received 17/12/18; Environmental Impact Assessment Screening Report by Barton Willmore, Issue/Rev 02, dated & received 17/12/18.

Screening opinion:

It is considered that the proposal does not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as the EIA Regulations 2017). The proposal falls within the description at paragraph 10(b) of Schedule 2 and exceeds the threshold of including more than 150 dwellings in column 2.

Therefore **the Council considers the proposal to be ‘Schedule 2 development’ within the meaning of the EIA Regulations 2017.**

Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Council has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the types and characteristics of the potential impact. Based upon the description of the development provided and the information provided in your submission received on 17/12/18, the development could be considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. More specifically, this is owing to the nature of the location (in particular being adjacent to the River Thames, a Major Landscape Feature) and the potential effects on, in particular, the landscape and visual environment (e.g. locally listed building on site, the adjacent landscape feature and important areas of open space), pollution (light and air quality), biodiversity (species and habitats) and land uses.

Accordingly, in exercise of the powers conferred by Regulation 6 (6) (b) of the EIA Regulations 2017 (the timeframe having been agreed to be extended until 1st February 2019, as per correspondence originally on 17th December 2018 and subsequently on 28th January 2019), the Council hereby considers that the proposed development described in your request and the documents submitted with it **is ‘EIA development’**, within the meaning of the EIA Regulations 2017, and hence **a positive screening opinion is hereby adopted.**

Informatives

You are advised, by virtue of Part 2 Regulation 6 (10) (b) of the EIA Regulations 2017 that you have the option to make a request to the Secretary of State to issue a Screening Direction if you disagree with this Opinion.

Please note that this screening opinion is provided without prejudice to the formal decision of the Council on this or any other application which may subsequently be submitted.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

JfE