

## Donna Williams

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**From:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>  
**Sent:** 13 June 2019 10:27  
**To:** Justin Kenworthy  
**Cc:** Eve Ladden Timbers; Katy Walker  
**Subject:** RE: Vastern Road - Meeting Prior to Submission  
**Attachments:** RE: Vastern Road - Meeting Prior to Submission  
  
**Categories:** Filed by Newforma

Dear Mr Kenworthy,

Further to the emails below and my telephone conversation with Mrs Ladden Timbers yesterday I was anticipating an intended meeting agenda to also be provided (as discussed), which would have clarified whether you also wished to discuss affordable housing/viability matters (as referenced last week - see the attachment in the enclosed email) at such a meeting?

I would be grateful for this, so that I can consider whether it is only myself who needs to attend a meeting, or whether colleagues need to attend too (and see whether they are available at your preferred time).

Please note that I did seek to clarify this via email yesterday afternoon (see attached), but I received an automated out of office reply this morning - which suggests to me there may have been a delay on the attached email being received.

In short, please provide a meeting agenda (and any affordable housing/viability information, should you wish for this to be considered) and I will then confirm whether 21<sup>st</sup> June at 2pm is possible.

Please feel free to give me a call should you wish to discuss further, although I've tried to make the above as clear as possible.

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate for Economic Growth and Neighbourhood Services

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**From:** Eve Ladden Timbers [mailto:Eve.LaddenTimbers@bartonwillmore.co.uk]  
**Sent:** 12 June 2019 20:43  
**To:** Markwell, Jonathan  
**Cc:** Justin Kenworthy  
**Subject:** FW: Vastern Road - Meeting Prior to Submission

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Jonathan,

As per my voicemail this afternoon, please can you confirm that our meeting will definitely take place next Friday 21<sup>st</sup> June at 2pm.

We discussed this as a suitable time over the phone, however I am yet to receive formal confirmation of this. Please can you confirm this to Justin ASAP.

Many thanks

Eve

**Eve Ladden Timbers**

Planning Associate



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**From:** Eve Ladden Timbers  
**Sent:** 12 June 2019 16:10  
**To:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>  
**Cc:** Justin Kenworthy <justin.kenworthy@bartonwillmore.co.uk>; Katy Walker <Katy.Walker@berkeleygroup.co.uk>  
**Subject:** FW: Vastern Road - Meeting Prior to Submission

Jonathan,

Thank you for your most recent pre-application feedback (pre-app 4) and your time on the phone yesterday.

As discussed, we were somewhat taken aback and surprised by the overall tone of the pre-app 4 response which felt decidedly more negative than your previous pre-app 3 written response. I now understand from our phone call this morning that the written response was (in the main) written shortly after the DRP feedback was received and before our contact with you last week to arrange a further meeting. I understand that in the absence of any further scheme

discussions prior to submission, your pre-app 4 response was written to set out those unresolved issues which had not yet been completely addressed during the pre-application engagement process.

As I am sure you understand, the design development process is an ongoing and iterative process. We are fully aware of those matters of contention raised by you to the scheme presented on the 27th March (and then subsequently displayed at the public exhibition on 8th May) and are actively working through all of your comments, together with responding to the feedback received by members, local groups and the local community. The scheme presented to you on the 27th March was a snapshot in time and we can assure you that all matters raised will be duly addressed within the forthcoming planning submission (either through direct changes or by providing a robust justification otherwise). To support the application, we will prepare a pre-app 3 and DRP response tracker (similar to that prepared for pre-app 2) which will include a full, detailed response to all of the comments.

We also note your comments to our Red Line Boundary Statement submitted to support the pre-app 3 submission and will attempt to build on the submitted statement (if possible), submitting this with the forthcoming planning application.

Notwithstanding the above, in the spirit of continuing our collaborative and proactive working arrangements, we would welcome a meeting with you next Friday 21<sup>st</sup> at 2pm to run through and discuss your pre-app 4 response and for us to explain how we intend on addressing those outstanding matters within the forthcoming submission.

In summary, the key changes (this is not an exhaustive list) incorporated into the final scheme since pre-app 3 are as follows:

**Riverside Elevations** – we have retained the warehouse/power station aesthetic (which is strongly supported by members/local community), but have sought to simplify the composition and detailing to present a softer and more unified visual appearance. Careful and considered landscaping has been introduced to further soften the massing along the riverside, with visual barriers at towpath level broken down to open up this part of the river. We are proposing lightweight (but secure) boundary treatments along the river's edge to showcase the significant ecological landscaped buffer which is proposed adjacent to the river. A robust TVIA assessment will also be submitted with the planning application to justify (using verified views) the proposed bulk, scale and massing of the development. In seeking to balance the massing across the site, we have revised the massing within the centre element of Block D. This makes no change to either the tallest or lowest element of the block.

**Mews Houses** – despite the DRP encouraging us to increase the heights of the mews building, we have sought to curtail the overall heights of the mews to ensure that neighbouring daylight/sunlight is protected and the visual impact of the development is minimised. Furthermore, the scheme presented at pre-app 3 has been amended to ensure that neighbouring properties continue to receive sufficient daylight/sunlight once the proposed scheme is introduced. The final scheme includes the reduction in length and foot print of the Mews (immediately adjacent to Nos 2 – 8 Lynmouth Road) which not only ensures sufficient D/S to all of the properties on Lynmouth Road, but which in turn, further minimises the visual impact of the proposed scheme and introduces a further open space at the Southern end of The Avenue.

**Pedestrian Link** – we have introduced significantly more landscaping along the pedestrian route to ensure that a true 'green link' is delivered, utilising green walls, low level planting and an avenue of larger, evenly spaced trees lining the route within the scheme. A more lightweight railing treatment is now proposed, to allow for more visual permeability to avoid a physical or visual barrier when walking along the pedestrian route. Since pre-app 3, we have also met with Ian Carmichael (Crime Prevention Design Advisor) to discuss the scheme. Meeting notes attached. Ian welcomes the proposed extent of active frontage and passive surveillance created by the scheme, with the proposed pedestrian route and tow path improvements also supported. Ian provided comments to our proposed lighting strategy, which we are currently working into the final scheme.

**Vastern Road Entrance** - We have also re-thought the arrival square, amending the scheme to ensure that the entrance to the pedestrian route from Vastern road is better signified, by relocating the public art and water feature into this location and encouraging movement into the centre of the site. The proposed changes will help to activate the space and clearly signal the access route to the river, using water as a cue. We have also reviewed the massing on the Vastern Road elevation with regard to the Link element and the eastern boundary adjacent to the retained SSE access route.

To support our discussions, we have completed the DRP response tracker now (attached) which sets out how we intend on responding to each individual comment raised by the DRP within the forthcoming planning submission.

We trust that the above/attached acts as a useful pre-cursor to the meeting next week. As you know, I am on annual leave from this afternoon (returning on 1<sup>st</sup> July), therefore my director (Justin Kenworthy) will be attending the meeting in my absence, alongside Katy Walker from Berkeley Homes and Vince Prescott from Broadway Malyan.

Kind regards,

Eve

**Eve Ladden Timbers**

Planning Associate



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**From:** Eve Ladden Timbers

**Sent:** 12 June 2019 10:51

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

**Subject:** Vastern Road - Meeting Prior to Submission

Jonathan,

I will be sending you a summary of the key changes and a completed DRP checker later today. As discussed, please could we meet you next Friday 21<sup>st</sup> at 2pm? I will confirm attendees/agenda shortly, but this is likely to be 4 people from our side.

Many thanks

Eve

**Eve Ladden Timbers**

Planning Associate



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**From:** [Markwell, Jonathan](#)  
**To:** [Eve Ladden Timbers](#)  
**Subject:** RE: Vastern Road - Meeting Prior to Submission  
**Attachments:** [image005.jpg](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image012.png](#)  
[image001.jpg](#)  
[RE Vastern Road - ViabilityAH.msg](#)

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Dear Mrs Ladden Timbers,  
Thank you for your email. I will provisionally block off this date/time, but will await your future emails prior to being in a position to confirm (I obviously cannot gauge whether I will need to be joined by internal colleagues for example) - this is consistent with my reply on viability/AH matters last week (attached), which I presume you would also seek to incorporate within a single meeting?

Yours sincerely,

Jonathan Markwell

Principal Planning Officer

Planning Section | Directorate for Economic Growth and Neighbourhood Services

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

**Sent:** 12 June 2019 10:51

**To:** Markwell, Jonathan

**Subject:** Vastern Road - Meeting Prior to Submission

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Jonathan,

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Many thanks

Eve

**Eve Ladden Timbers**

Planning Associate



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**From:** [Markwell, Jonathan](#)  
**To:** [Eve Ladden Timbers](#)  
**Subject:** RE: Vastern Road - Viability/AH  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image007.png](#)  
[image005.jpg](#)  
[image008.jpg](#)

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Dear Mrs Ladden Timbers,

Thank you for your email. My preferred approach (to ensure you receive the most considered advice) would be to await your soon to be submitted information / a detailed agenda as to what you wish to discuss, which I (and colleagues) will then digest and advise you of preferred times/dates for any meeting with myself and most probably Sarah Tapliss (Strategic Housing Finance & Development Manager). It would not be appropriate for Cllr Page to attend such a meeting with officers, so should you wish to facilitate that you would need to go through the usual separate channels (I would be likely to attend to observe).

Accordingly, I will await the information you wish to be considered prior to liaising with colleagues in terms of any meeting dates/times. As such, I think meeting next Mon-Wed would be overly ambitious.

I trust that this information is of assistance to you; please feel free to give me another call should you wish to discuss this further.

Yours sincerely,

Jonathan Markwell

Principal Planning Officer

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

**Sent:** 05 June 2019 15:21

**To:** Markwell, Jonathan

**Subject:** Vastern Road - Viability/AH

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Jonathan,

Apologies, my reception is very poor and we got cut off. Emailing might be easier.

As discussed, we would be grateful for a meeting with yourself, your housing officer and potentially also Cllr Page if suitable, to discuss our recent viability exercise, which is likely to have a bearing on the quantum/type of affordable housing which can be delivered in the scheme. I am due to receive further information from Berkeley Homes on their viability/AH position by the end of the week, which I can then forward to you.

On this basis, I would be grateful if you could please suggest some suitable dates/times in the next couple of weeks to meet. Please note, I am on annual leave from next Thursday (last day in office is Wed), returning on the 1<sup>st</sup> July. Ideally from my perspective, a meeting Mon-Wed next week would be preferable so that I may also attend.

I look forward to hearing from you on this.

Kind regards,

Eve

**Eve Ladden Timbers**

Planning Associate



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