

## Donna Williams

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**From:** Craig Pettit  
**Sent:** 08 November 2019 16:49  
**To:** 'Markwell, Jonathan'  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP)

**Categories:** Filed by Newforma

Good afternoon Jonathan,

Thank you for providing an update this is really helpful and I will relay this to our client, as well as seeking their availability on the dates you provide below. On the subject of dates and further to your pre-application correspondence with our client, a potential date for the design review panel has been proposed – 20<sup>th</sup> November. I'd be grateful if you could please advise whether this date would be suitable for you, as we feel it would be beneficial for you to attend?

I have also noted your comments below in relation to the document that was provided to you and I will discuss them with our client ahead of our next meeting.

Many thanks and have a good weekend.

### Craig Pettit

Planning Associate



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**From:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>

**Sent:** 08 November 2019 15:42

**To:** Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>

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

Dear Mr Pettit,

Thank you for your email. On this basis I have taken an initial look through the information submitted and can advise that I have sought comments from: Natural Environment officer; Transport Development Control Manager; the Council's Ecology consultant; Environmental and Commercial Services officer (Waste & Recycling). I have also separately contacted the Crime Prevention Design Advisor at Thames Valley Police and sought for her to provide written observations to me prior to any meeting too. At this point in time I anticipate that it will solely be the Natural Environment and Transport officer attending the meeting itself alongside me.

In terms of a future meeting, this will need to be slightly delayed as the Transport Development Control Manager is unfortunately on compassionate leave this/next week. Accordingly, I can offer the following times/dates:

Mon 25<sup>th</sup> Nov - 11:30am - 2pm

Wed 27<sup>th</sup> Nov - 12:30 - 2pm or 2.30 - 4.30pm

Please note a caveat that these same times/dates have been separately offered in relation to a separate meeting I am in the process of arranging (which I am awaiting confirmation on). As such, please advise

me of your order of preference for the 3 times/dates provided and I will then co-ordinate matters to then confirm?

Based on my initial look through the information submitted, it is disappointing that only a single initial street/river scene plan has been submitted (with it noted that you state that “Detailed elevations are in the process of being prepared and will be presented at the next meeting”). My initial view is that I am no closer to being in a position to provide any substantive advice on massing matters based on a first glance of the information submitted and you should not anticipate immediate feedback when information is tabled and presented at the next meeting. I also note with disappointment the lack of any information provided in terms of affordable housing, set within the context of previous advice.

I can also advise that subsequent to this meeting the pre-application fee already paid will have all been fully used up and further separate charges will be required for future pre-application input from the local planning authority.

I trust that this information is of assistance to you and look forward to hearing from you. Please feel free to give me a call should you wish to discuss any matter further.

Yours sincerely,

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

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Civic Offices,  
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Reading,  
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**From:** Craig Pettit [<mailto:Craig.Pettit@bartonwillmore.co.uk>]  
**Sent:** 07 November 2019 16:02  
**To:** Markwell, Jonathan

**Cc:** Kim Cohen; Caroline McHardy; Joseph Harding  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP)

Good afternoon Jonathan and thank you for your email below.

Please find via the link below the latest pre-application booklet for your consideration, which aims at responding to the comments set out in your formal response dated 7<sup>th</sup> October 2019. Having now supplied this information I would be most grateful if you could consider your future availability for a meeting, so that ourselves and our client can discuss the content of the below with you in more detail.

<https://berkeley-group.sharefile.eu/d-s056d0673c2f47a08>

Many thanks and I look forward to hearing from you.

**Craig Pettit**  
Planning Associate



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**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Sent:** 05 November 2019 13:40  
**To:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP)

Dear Mr Pettit,

Thank you for your emails, which I have picked up on my return from leave. My recollections of my conversation with your client on the afternoon of 25<sup>th</sup> October was that I was going to await the submission of the information you wish to be considered, prior to then being in a position to ascertain which of my colleagues would be required to attend and then establishing potential times/dates from there. This continues to be my preferred approach.

Please note that on my return from leave my inbox was full, so I would be grateful if you could please confirm whether the information you wish to be considered (which you outlined would be with me by 4<sup>th</sup> November) been sent yet? I have not received it from you as far as I can tell from the emails I have received.

In the meantime, for your information, please see attached a letter received from a nearby occupier which has been logged under the EIA screening application from last year, but which relates to your latest public consultation event.

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

Yours sincerely,

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

Reading Borough Council  
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Reading,

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**From:** Craig Pettit [<mailto:Craig.Pettit@bartonwillmore.co.uk>]  
**Sent:** 05 November 2019 12:06  
**To:** Caroline McHardy  
**Cc:** Markwell, Jonathan; Joseph Harding; Kim Cohen  
**Subject:** Re: 55 Vastern Road, Reading (181724/PREAPP)

Good afternoon Jonathan,

Further to the emails below I understand you went on leave shortly thereafter. I have left you a voicemail but we would be very keen to understand whether you are able to facilitate a meeting w/c 11th? If you could come back to me when possible, that would be much appreciated.

Many thanks

**Craig Pettit**  
Planning Associate



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On 25 Oct 2019, at 16:56, Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)> wrote:

Hi Jonathan,

Further to Craig's email below I fully appreciate the meeting will be dictated by when you can get your colleagues together so please let me know anytime that suits your team week beginning the 11<sup>th</sup> (i.e. we don't have to meet on the 11<sup>th</sup>!)

Thank you and have a good break!

Kind regards

**Caroline McHardy**  
Land and Development Director

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<image007.png>

**Berkeley Homes (Oxford and Chiltern) Ltd**  
Berkeley House, Farnham Lane, Farnham Royal, SL2 3RQ

Telephone| 01753 784400 |Direct Dial 01753 784436| Mobile 07917520742  
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**From:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Sent:** 25 October 2019 16:40  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Cc:** Joseph Harding <[Joseph.Harding@berkeleygroup.co.uk](mailto:Joseph.Harding@berkeleygroup.co.uk)>; Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>; Kim Cohen <[Kim.Cohen@bartonwillmore.co.uk](mailto:Kim.Cohen@bartonwillmore.co.uk)>  
**Subject:** [EXTERNAL] RE: 55 Vastern Road, Reading (181724/PREAPP)

Good afternoon Jonathan,

Thank you for your email below, which is noted.

Regarding a future meeting I understand our client has been in touch and that you have requested an agenda for the forthcoming meeting. Therefore with reference to your formal pre-application advice, please find attached an agenda seeking to discuss the points that you raised within. Our client advises that you are due to go on leave, therefore it would be most helpful if you could please agree to a meeting on Monday 11<sup>th</sup> October, this afternoon.

Please be advised that our client is in a position to send you the material relating to this meeting no later than Monday 4<sup>th</sup> November, in order that you and your colleagues have a week to discuss the information beforehand. You will note that the attendee list has only noted key personnel and I would be grateful if you could please confirm Council attendees, when you return from leave.

Should you have any queries please do not hesitate to contact me.

**Craig Pettit**  
Planning Associate

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

**Sent:** 22 October 2019 16:29

**To:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>

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

Dear Mr Pettit,

With apologies for the delay in being in a position to respond, please see below my additional comments / clarifications in response to your list of documents to be provided:

7. CIL form should be supplemented with plans / tables to evidence (floor by floor) the methodology for CIL figures stated (see [validation requirement 18](#), bullet point 6)  
13. Drawings - please include all elements stated at validation requirement 18. Please ensure the following additional documents are included (in addition to those stated): existing elevations; proposed elevations; a set of demolition plans (for completeness); existing and proposed sections; existing and proposed street / river (in this case) scenes

It is also assumed that:

- justification for the loss of a locally listed building will be included within the heritage statement
- the proposals for works associated with a new crossing on Vastern Road will be shown on plans to be submitted
- letters / correspondence / statements from SSE regarding the extent of the red line of the application site will be either in a standalone document or within the DAS or Planning statement
- the DAS / Planning Statement will provide detailed commentary regarding how the proposals comply (or otherwise) with various elements referenced in soon to be adopted (scheduled on 4 November) new local plan policy H5
- although not a validation requirement, the DAS is advised to include a specific section on fire safety measures the scheme is committed to including.

I trust that this information is of assistance to you. Please feel free to contact me should you have any further questions or queries.

Yours sincerely,

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

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**From:** Craig Pettit [<mailto:Craig.Pettit@bartonwillmore.co.uk>]  
**Sent:** 21 October 2019 10:44  
**To:** Markwell, Jonathan  
**Cc:** Kim Cohen; Joseph Harding  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP)

Good morning Jonathan,

Further to our exchange below, I would be really grateful if you are able to provide an update on our proposed submission list.

Many thanks

**Craig Pettit**  
Planning Associate

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**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Sent:** 15 October 2019 08:38  
**To:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP)

Dear Mr Pettit,

Thank you for your emails, which I can acknowledge receiving. I will aim to reply in full by the end of this week.

Yours sincerely,

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

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**From:** Craig Pettit [<mailto:Craig.Pettit@bartonwillmore.co.uk>]  
**Sent:** 14 October 2019 15:20  
**To:** Markwell, Jonathan  
**Cc:** [Joseph.Harding@berkeleygroup.co.uk](mailto:Joseph.Harding@berkeleygroup.co.uk); Caroline McHardy; Sophie Haslum; Kim Cohen  
**Subject:** RE: 55 Vastern Road, Reading (181724/PREAPP)

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Good afternoon Jonathan,

Please could do advise whether you have had chance to consider my email below and the attached proposed submission list?

Many thanks

**Craig Pettit**  
Planning Associate

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**DDI:** 0118 943 0107  
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**From:** Craig Pettit  
**Sent:** 08 October 2019 12:25  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>

**Cc:** [Joseph.Harding@berkeleygroup.co.uk](mailto:Joseph.Harding@berkeleygroup.co.uk); Caroline McHardy  
<[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>; Sophie Haslum <[Sophie.Haslum@berkeleygroup.co.uk](mailto:Sophie.Haslum@berkeleygroup.co.uk)>;  
Kim Cohen ([Kim.Cohen@bartonwillmore.co.uk](mailto:Kim.Cohen@bartonwillmore.co.uk)) <[Kim.Cohen@bartonwillmore.co.uk](mailto:Kim.Cohen@bartonwillmore.co.uk)>  
**Subject:** 55 Vastern Road, Reading (181724/PREAPP)

Good afternoon Jonathan,

Further to the pre-application meeting on 3<sup>rd</sup> October and your response received 7<sup>th</sup> October, I write to provide you with our list of submission requirements, having considered the validation checklist. I would be grateful if you could please consider the attached and kindly confirm whether or not you are content that all requirements are listed. This will then help us ensure that we have all required elements prepared/instructed.

Many thanks

**Craig Pettit**  
Planning Associate

---

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