

**From:** Cook, Darren <Darren.Cook@reading.gov.uk>  
**Sent:** 26 November 2020 15:45  
**To:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>  
**Subject:** RE: 55 Vastern Road, Reading (200188)

OFFICIAL

Hi Jon,

Further to the email below I have reviewed the submitted information and my previous comments and I comment as follows:

I have not received any further information regarding the servicing / internal vehicle movements and therefore my comments below still stand.

#### **Internal Vehicle Access Arrangements**

Although movements by delivery vehicles may be low on a daily basis they are still of a frequent regularity. The applicant has stated that this would be between 0 and 1 HGVs per day, including refuse collection and this would equate to between 3 and 4 per week including refuse collection. It has been stated that delivery vehicles can drive over the footway / cycleway in forward gear and reverse from a position that would not require a full reversing movement over the pedestrian / cycle route. However, this is requiring all drivers to undertake this manoeuvre and depending on where they are delivering to they may undertake the opposite manoeuvre resulting in a delivery vehicle reversing over this route. The Highway Authority still therefore have concerns regarding the servicing of this site and reversing movements over this proposed pedestrian and cycle route.

Alterations to the cycle/bin storage areas and in the internal car parking have been addressed but I still had queries regarding the disabled parking bays that need to be addressed. My comments are below still stand.

#### **Disabled Parking Bays**

As part of my previous comments I had asked the applicant to include locations where pedestrians can access the surrounding footways and requested that these be included on revised plans.

The submitted information now includes areas of hardstanding to the west of the bays which replace the existing landscaped areas. Although these areas will be of benefit to the users of these bays this does not address the previous query as to how pedestrians (although not explicitly stated previously included those with disabilities) will access the footways to the east, south and north i.e. will pedestrian dropped kerbs be provided?

If you need anything else then please let me know.

Kind regards,

Darren Cook  
Transport Development Control Manager  
Transport | Directorate for Economic Growth and Neighbourhood Services (DEGNS)

Reading Borough Council  
Civic Offices  
Bridge Street  
Reading

RG1 2LU

0118 937 2612 (72612)  
07812 462820

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)



**From:** Caroline McHardy

**Sent:** 12 November 2020 16:32

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

**Cc:** [giorgio.framaliccio@reading.gov.uk](mailto:giorgio.framaliccio@reading.gov.uk); Kim Cohen <[Kim.Cohen@bartonwillmore.co.uk](mailto:Kim.Cohen@bartonwillmore.co.uk)>; Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>

**Subject:** FW: 55 Vastern Road, Reading (200188)

Dear Mr Markwell,

Further to your email below dated 22<sup>nd</sup> October setting out RBC's position on our application at Vastern Road and Giorgio Framaliccio's email on 23<sup>rd</sup> October I am pleased to attach our comprehensive response to RBC's draft reasons for refusal. As you will note on our attached letter, there are a number of supporting attachments which you will find on the Sharefile link below:

<https://berkeley-group.sharefile.eu/d-s728a5db2be314fb>

A hard copy will be sent to your office but if you would rather we sent to a different address please let me know and this can be arranged.

I hope the attached clearly sets out Berkeley's position and clarifies a number of queries that the council has raised. In light of this, I hope that you and your officers are able to review your position and I look forward to hearing from you shortly.

As ever, please do not hesitate to contact me if you have any queries or would like to discuss further.

Kind regards

**Caroline McHardy**  
Land and Development Director

**Berkeley**  
Designed for life



**Investor in  
Customers\***  
Gold 2020

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

Telephone| 01753 784400 |Direct Dial 01753 784436| Mobile 07917520742  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

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