

From: [Markwell, Jonathan](#)
To: [Caroline McHardy](#)
Cc: [Craig Pettit](#); [Kim Cohen](#); [Williams, Julie \(Planning\)](#)
Subject: RE: Vastern Road, Reading (200188)
Date: 21 January 2021 17:07:00
Attachments: [image010.png](#)
[image011.png](#)
[image012.jpg](#)
[image013.png](#)
[image014.jpg](#)
[image015.jpg](#)
[image005.jpg](#)
[image006.jpg](#)

Sent without prejudice

Dear Ms McHardy,

Thank you for your email. Sorry for the short delay in responding, I have been in separate meetings for much of yesterday and today.

Your request to “draw matters to a close” and “determine the application in its current form” is accepted. Accordingly, no further information will be accepted or taken into account from you on this application. This is a somewhat surprising and disappointing turn of events, given that only three working days earlier you had submitted further information for consideration (including a further updated overall viability position) and confirmed your position regarding other matters. In addition, just last week you agreed to fund an independent review on behalf of officers of the revised energy strategy recently submitted, with the timescales for that review being received being the middle of February (which you were aware of prior to my instruction).

In the circumstances I can advise that the application will be determined in its current form following receipt of the already underway energy review by Element Energy. Moreover in the intervening time period, in responding to a request from an elected member seeking an update on the application, the application has subsequently been called into committee for determination regardless of the officer level recommendation. Accordingly, the application will be progressed to the next available committee meeting after the energy review has been considered and officers have weighed the merits against any shortcomings of the application, to arrive at a critical planning balance as to whether to support the application at officer level or not (which will be able to be made once the energy review has been received and all other matters are taken into account - as discussed in conversation on Monday). At this point in time, this is likely to be the 31st March committee given the timeframes for the energy review to be received and committee scheduling/deadlines. Ultimately, elected members of the planning applications committee will determine the application, regardless of the future officer level recommendation. To clarify, your request for the application determined and issued by tomorrow is not possible, or appropriate given the independent energy review is already underway and the critical planning balance cannot be applied at this juncture.

I hope that this update is of assistance to you. I will update you in due course of the outcome of the energy review, the officer level recommendation and details of which committee the application will be presented at. To reaffirm, given your email below, no further information will be accepted or taken into account from you or your representatives in the determination of the application.

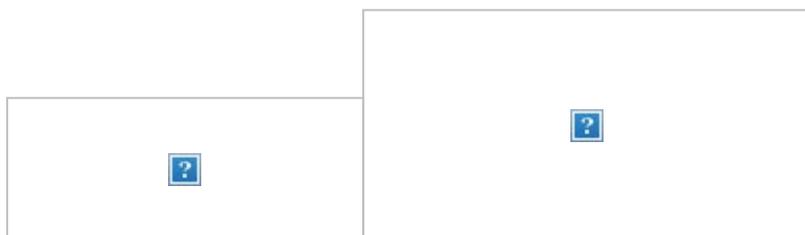
Yours sincerely,

Jonathan Markwell
Principal Planning Officer

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

07971 015 688

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From: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>

Sent: 19 January 2021 13:01

To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>

Cc: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>; Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>; Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>

Subject: RE: Vastern Road, Reading (200188)

Dear Jonathan,

Thank you for your time yesterday on our call.

As discussed, the letter we sent last week did not present any new information but was intended to help officers by setting out the latest position on the scheme.

The only new information confirmed was our position on the North/South Link which you had asked for us to confirm before progressing the application further. As set out in the letter and discussed yesterday, after much consideration, given the other elements which Berkeley have conceded on, including the Energy Strategy; Affordable housing; and full payment of the Vastern Road Crossing, we were unable to make any further changes to the central section of the

North/South Link without impacting further the viability of the scheme and our ability to deliver the key planning benefits for the Council.

We asked officers to consider the application in its current form and were hoping that given the wider benefits, officers would be able to support the scheme and we could agree a detailed strategy and timeline to ensure we hit the next possible committee date with your full support. Following our discussion yesterday I understand that you are not in a position to do this and will not be for some time. I hope that you can appreciate that we are now approaching 12 months since submission of the application which was validated 16th March. Our application was originally due to be determined by the 15th of July. Without a firm commitment from officers to getting to even a 31st March committee with officer support is not sufficient for us to continue.

Therefore, it is with much disappointment that I must suggest that we draw matters to a close and I ask that you determine the application in its current form. In the spirit of our relationship I am willing to agree an EOT until the end of this week (22nd) to allow officers to finalise your report.

Kind regards

Caroline McHardy
Land and Development Director



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

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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.
Registered in England and Wales Number 2843844

Berkeley-Magazine-lozenge



From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 18 January 2021 10:38
To: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>; Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Subject: RE: Vastern Road, Reading (200188)

This message was sent from Jonathan.Markwell@reading.gov.uk <jonathan.markwell@reading.gov.uk>. Please be careful opening attachments or clicking links and report any suspicious emails to securitythreats@berkeleygroup.co.uk

Dear Ms McHardy / Mr Pettit,

Thank you for your email and various attachments. Obviously this will require detailed consideration from a variety of colleagues. In the meantime, conscious that the Element Energy review is scheduled to be received during w/b 15th February, can we please agree a further extension of time for the determination of the application until 7th April 2021 (a week after the next practicably available committee on 31st March)? Bearing in mind our current extension of time expires today, I would ask for your response/agreement today too please?

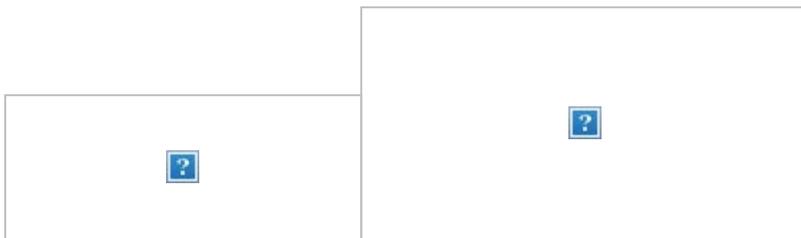
Yours sincerely,

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

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

07971 015 688

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In addition, please note that the advice contained within this email (and attachments – if applicable) is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council.

From: Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>

Sent: 14 January 2021 09:29

To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>; Williams, Julie (Planning) <Julie.Williams@reading.gov.uk>
Cc: Kim Cohen <Kim.Cohen@bartonwillmore.co.uk>; David Taylor (Oxford) <Dave.Taylor@berkeleygroup.co.uk>; Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>
Subject: Vastern Road

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

Dear Jonathan,

Please find attached correspondence for both yours and Julie's attention following our meeting in December discussing the North South Link and River Thames mitigation.

I have also attached an updated to our Viability Appraisal (submitted Feb 20) taking into account the additional costs to the scheme following your feedback to date such as our increased contribution of £200k for RBC to deliver a new crossing at Vastern Road, and an additional £1.6m due to the change in our Energy strategy submitted on the 10th December. Thank you for instructing Elements Energy to review our submission and we will await to hear back from you once they have completed their assessment.

I hope the letter is clear but do not hesitate to contact me should there be anything further you wish to discuss.

Kind regards

Caroline McHardy
Land and Development Director



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
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