**Statement of Common Ground**

**Appendix B**

List of Plans and Document upon which the LPA made their decision

**55 Vastern Road, Reading, RG1 8BU**

**List of Plans and documents upon which the LPA made their decision**

Plans

448.PL.SP.003 Existing Block Plan, as received 04/02/2020

RT3190463P0001 Existing Ground Floor Plan, as received 04/02/2020

RT3190463P0002 Existing First Floor Plan, as received 04/02/2020

RT3190463P0003 Existing Second Floor Plan, as received 04/02/2020

RT3190463P0004 Rev A South, East and North 1 Elevations, as received 05/03/2020

RT3190463P0005 North 2 and West Elevations, as received 04/02/2020

RT3190463P0006 Street Scene South and West, as received 04/02/2020

RT3190463P0007 Street Scene North, as received 04/02/2020

448.PL.SL.001 Rev B Site Location Plan Application Boundary, as received 10/06/2020

448.PL.SL.001 Rev C Site Location Plan S106 Boundary, as received 10/06/2020

448.PL.A.100 Rev B Block A \_Ground - Third Floor, as received 01/06/2020

448.PL.A.101 Rev B Block A\_Fourth - Roof Floor, as received 01/06/2020

448.PL.A.200 Rev B Block A\_Elevations, as received 01/06/2020

448.PL.A.300 Rev B Block A\_Section A-A, B-B and C-C, as received 01/06/2020

448.PL.BC.100 Rev D Block BC\_Ground Floor Plan, as received 12/11/2020

448.PL.BC.101 Rev A Block BC\_First Floor Plan, as received 01/06/2020

448.PL.BC.102 Rev A Block BC\_Second Floor Plan, as received 01/06/2020

448.PL.BC.103 Rev B Block BC\_Third Floor Plan, as received 07/10/2020

448.PL.BC.104 Rev B Block BC\_Fourth Floor Plan, as received 07/10/2020

448.PL.BC.105 Rev A Block BC\_Fifth Floor Plan, as received 01/06/2020

448.PL.BC.106 Rev A Block BC\_Sixth Floor Plan, as received 01/06/2020

448.PL.BC.107 Rev A Block BC\_Seventh Floor Plan, as received 01/06/2020

448.PL.BC.108 Rev A Block BC\_Eighth Floor Plan, as received 01/06/2020

448.PL.BC.109 Rev A Block BC\_Ninth Floor Plan, as received 01/06/2020

448.PL.BC.110 Rev A Block BC\_Tenth Floor Plan, as received 01/06/2020

448.PL.BC.111 Rev A Block BC\_Roof Plan, as received 01/06/2020

448.PL.BC.200 Rev B Block BC\_Southwest Elevation, as received 01/06/2020

448.PL.BC.201 Rev C Block BC\_Southeast Elevation, as received 07/10/2020

448.PL.BC.202 Rev D Block BC\_Northeast Elevation, as received 07/10/2020

448.PL.BC.203 Rev B Block BC\_Northwest Elevation, as received 01/06/2020

448.PL.BC.300 Rev B Block BC\_Section A-A and B-B, as received 01/06/2020

448.PL.BC.301 Rev B Block BC Section C-C, as received 01/06/2020

448.PL.D.100 Rev C Block D\_Ground Floor Plan, as received 10/12/2020

448.PL.D.101 Rev C Block D\_First Floor Plan, as received 10/12/2020

448.PL.D.102 Rev B Block D\_Second Floor Plan, as received 10/12/2020

448.PL.D.103 Rev B Block D\_Third Floor Plan, as received 10/12/2020

448.PL.D.104 Rev B Block D\_Fourth Floor Plan, as received 10/12/2020

448.PL.D.105 Rev B Block D\_Fifth Floor Plan, as received 10/12/2020

448.PL.D.106 Rev B Block D\_Sixth Floor Plan, as received 10/12/2020

448.PL.D.107 Rev B Block D\_Seventh Floor Plan, as received 10/12/2020

448.PL.D.108 Rev B Block D\_Eighth Floor Plan, as received 10/12/2020

448.PL.D.109 Rev B Block D\_Ninth Floor Plan, as received 10/12/2020

448.PL.D.110 Rev B Block D\_Roof Floor, as received 10/12/2020

448.PL.D.200 Rev C Block D\_Southeast Elevation, as received 10/12/2020

448.PL.D.201 Rev C Block D\_Northeast and Southwest Elevation, as received 10/12/2020

448.PL.D.202 Rev B Block D\_Northwest Elevation, as received 10/12/2020

448.PL.D.203 Rev A Block D\_Southwest Elevation, as received 10/12/2020

448.PL.D.300 Rev B Block D\_Section A-A and B-B, as received 10/12/2020

448.PL.EFG.100 Rev A Block EFG\_Ground Floor Plan, as received 01/06/2020

448.PL.EFG.101 Rev A Block EFG\_First Floor Plan, as received 01/06/2020

448.PL.EFG.102 Rev A Block EFG\_Second Floor Plan, as received 01/06/2020

448.PL.EFG.103 Rev A Block EFG\_Third Floor Plan, as received 01/06/2020

448.PL.EFG.104 Rev A Block EFG\_Fourth Floor Plan, as received 01/06/2020

448.PL.EFG.105 Rev A Block EFG\_Fifth Floor Plan, as received 01/06/2020

448.PL.EFG.106 Rev A Block EFG\_Sixth Floor Plan, as received 01/06/2020

448.PL.EFG.107 Rev A Block EFG\_Seventh Floor Plan, as received 01/06/2020

448.PL.EFG.108 Rev A Block EFG\_Roof Plan, as received 01/06/2020

448.PL.EFG.200 Rev B Block E\_Southeast and Southwest Elevation, as received 01/06/2020

448.PL.EFG.201 Rev B Block E\_Northwest and Northeast Elevation, as received 01/06/2020

448.PL.EFG.202 Rev C Block FG\_Southwest, Southeast and Northwest Elevation, as received 01/06/2020

448.PL.EFG.300 Rev B Block EFG\_Section A-A, B-B and C-C, as received 01/06/2020

448.PL.H.100 Rev A Cafe\_Floor Plans, as received 28/02/2020

448.PL.H.200 Rev A Cafe\_Elevations, as received 28/02/2020

448.PL.200 Rev A Context Site Elevation\_River Front, as received 28/02/2020

448.PL.201 Rev A Context Site Elevation\_Vastern Road, as received 28/02/2020

448.PL.202 Rev A Context Site Elevation\_Street Section, as received 28/02/2020

448.PL.203 Context Site Elevation\_Street Section, as received 28/02/2020

448.PL.204 Context Site Elevation\_Lynmouth Road, as received 28/02/2020

448.PL.SS.300 Rev A Site Sections\_Section A-A, E-E, as received 28/02/2020

448.PL.SS.301 Rev A Site Sections\_Section B-B, C-C, D-D, as received 28/02/2020

448.PL.SL.002 Rev E Illustrative Masterplan, as received 07/10/2020

448.PL.SL.003 Enclosure Plan, as received 28/02/2020

448.300.LAND.001 Christchurch Bridge Connection Section, as received 28/02/2020

BHOC.448.LA.101 Rev E Landscape General Arrangement, as received 07/10/2020

BHOC.448.LA.102 Rev F Planting Framework Plan, as received 14/01/2021

BHOC.448.LA.103 Tree Rooting Volume Plan, as received 07/10/2020

448.LAND.TN.001 Tree Rooting Volume Table, as received 07/10/2020

448.PL.SI.500 Affordable Housing Location Plan, as received 12/11/2020

448.PL.BC.500 Block B and C Ground Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.501 Block B and C First Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.502 Block B and C Second Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.503 Block B and C Third Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.504 Block B and C Fourth Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.505 Block B and C Fifth Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.506 Block B and C Sixth Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.507 Block B and C Seventh Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.BC.508 Block B and C Eighth Floor Plan Affordable Mark-up, as received 12/11/2020

448.PL.A.200 Block A\_Elevations Coloured, as received 04/02/2020

448.PL.BC.200 Block BC\_Southwest Elevation Coloured, as received 04/02/2020

448.PL.BC.203 Block BC\_Northwest Elevation Coloured, as received 04/02/2020

448.PL.D.201 Rev A Block D\_Northeast and Southwest Elevation Coloured, as received 05/03/2020

448.PL.D.202 Block D\_Northwest Elevation Coloured, as received 04/02/2020

448.PL.EFG.203 Block EFG\_Southeast Elevation Coloured, as received 04/02/2020

448.PL.EFG.204 Block E\_Northeast Elevation Coloured, as received 04/02/2020

448.PL.H.200 Cafe\_Elevations Coloured, as received 04/02/2020

Summary of Areas 38682-Schedule-A by Plowman Craven, as received 04/02/2020

38682-A2 Rev A – Area Plan 55 Vastern Road Reading, RG1 Second Floor, as received 04/02/2020

38682-A1 Rev A – Area Plan 55 Vastern Road Reading, RG1 First Floor, as received 04/02/2020

38682-AG Rev A – Area Plan 55 Vastern Road Reading, RG1 Ground Floor, as received 04/02/2020

448.GIA.A.100 GIA Schedule and Area Proof Block A, as received 04/02/2020

448.GIA.BC.100 GIA Schedule and Area Proof Block BC, as received 04/02/2020

448.GIA.D.100 GIA Schedule and Area Proof Block D, as received 04/02/2020

448.GIA.EFG.100 GIA Schedule and Area Proof Block EFG, as received 04/02/2020

Vastern Road - Schedule of Accommodation dated 28/02/2020, as received 02/03/2020

100.LA.001 Overall Landscape General Arrangement Plan, as received 19/05/2020

47500/5500/005 Rev A – Internal Turning Head Swept Path Analysis, as received 25/09/2020

47500/5500/SK030 – Proposed Crossing, as received 25/09/2020

448.300.LAND.002 Vastern Road Towpath Proposal Section, as received 12/11/2020

448.300.LAND.003 River Thames Mark Up, as received 12/11/2020

448.PL.1001 RBC Proposed Route Overlay, as received 10/12/2020

Photographs of Marginal Vegetation document (4 pages), as received 14/01/2021

Proposed Coil Roll Mitigation Areas (annotations reference possible, not proposed), as received 14/01/2021

CGIs x7, Photographs x5 and illustrative masterplan graphics x2, as received 29/03/2021 (included in Document 10.271)

HM Land Registry title number BK464841 register and title plan, as received 29/03/2021 (included in Document 10.271)

Documents

Air Quality Assessment by Peter Brett Associates / Stantec Ref Issued Rev Issued, dated December 2019, as received 04/02/2020

Archaeological Desk-Based Assessment by CgMs Consulting Ref 25311/CC dated March 2019, as received 04/02/2020

Bat Activity Survey Report by EcoConsult Ref 221019\_1 dated October 2019, as received 04/02/2020

Daylight & Sunlight Report by eb7 dated December 2019, as received 04/02/2020

Design and Access Statement by Berkeley Homes Ref 448.LAND.RP.001, dated 23/01/2020, as received 04/02/2020

Design and Access Statement Addendum by Berkeley Homes Ref 448.LAND.RP.001, dated April 2020, as received 15/04/2020

Ecological Assessment by EcoConsult Ref 121219\_1 dated December 2019, as received 04/02/2020

Energy Statement by Hodkinson, v3 dated and received 10/12/2020

Extended Phase 1 Habitat Survey Report by EcoConsult Ref 280219 dated 27/04/2018, as received 04/02/2020

Flood Risk Assessment by Peter Brett Associates/ Stantec Ref – Rev A, dated 22/01/2020, as received 04/02/2020

Heritage Statement by Built Heritage Consultancy dated December 2019, as received 04/02/2020

Lighting Assessment by Peter Brett Associates/ Stantec Ref V2.0 dated 13/12/2019, as received 04/02/2020

Noise Impact Assessment by 24 Acoustics R8220-2 Rev 0 (draft), dated 10/01/2020, as received 04/02/2020

Open Space Statement by Berkeley Homes Ref 448.LAND.RP.001 dated December 2019, as received 04/02/2020

Pedestrian Level Wind Microclimate Assessment by RWDI Ref 1901994 Rev I dated 13/10/2020 and 6x visuals png files, as received 14/10/2020

Phase I-II Geo-Environmental Site Assessment by Omnia Ref A11220/1.0 FINAL dated November 2019, as received 04/02/2020

Planning and Affordable Housing Statement by Barton Willmore LLP Ref 28876/P1d/A5/CP/dw, Rev P1d, dated 29/01/2020, as received 04/02/2020

Proposed Drainage Strategy by Peter Brett Associates/ Stantec Ref R0001 Rev A dated 22/01/2020, as received 04/02/2020

Consultation Report by Pegasus Group dated December 2019, as received 06/02/2020

Sustainability Statement by Peter Brett Associates/ Stantec Ref V3 Rev V3 dated January 2020, as received 04/02/2020

Superfast Broadband Energy Statement by Peter Brett Associates/ Stantec Ref 2001/R002Rev 02 dated 12/12/2019, as received 04/02/2020

Townscape and Visual Impact Assessment by Barton Willmore LLP Ref 28876 Issue/Rev 2, dated January 2020, as received 04/02/2020

Townscape and Visual Impact Assessment Addendum by Barton Willmore LLP Ref 28876 Issue/Rev 4 dated May 2020, as received 21/05/2020

Transport Statement by Peter Brett Associates/ Stantec Ref 001 Rev 3.0 dated January 2020, as received 04/02/2020

Residential Travel Plan by Peter Brett Associates/ Stantec Ref 002 Rev 3.0 dated January 2020, as received 04/02/2020

Tree Survey and Arboricultural Impact Assessment by Greengage Ref 551216jrNov19FV01\_AIA.docx, dated November 2019, as received 04/02/2020

Utilities Appraisal Report by Peter Brett Associates/ Stantec Ref 2001/R001 Rev 4 dated 17/01/2020, as received 04/02/2020

Letter from Barton Willmore ‘Re: Detailed Planning Application for 53 -55 Vastern Road, Reading, RG1, 8BU’ Ref 28876/A3/CP/slh/dw dated 03/02/2020, as received 04/02/2020

53 – 55 Vastern Road, Reading A Report of the Financial Viability of the proposed application for residential development including retail floorspace at Vastern Road, Reading, by Berkeley Homes, dated March 2020, as received 09/03/2020

Email from Berkeley Homes ‘FW: 53-55 Vastern Rd, Reading (200188)’, dated and received 21/04/2020 (Document 10.127)

Email from Berkeley Homes ‘Vastern Road - EA response 200188’, dated and received 19/05/2020 (Document 10.135)

Letter from 24 Acoustics Ref R8220-3 Rev 0, dated 22/04/2020, as received 20/05/2020

Technical Note Responses to Reading Borough Council Comments - Air Quality Ref TN001\_AQ by Stantec dated April 2020, as received 20/05/2020

Planning Applicant Number: 200188 55 Vastern Road, Reading, RG1 8BU – Applicant responses to consultee comments,Version 1 dated 19/05/2020, as received 20/05/2020 (included in Document 10.136)

Memorandum ’Peer Review Responses Vastern Road Reading UK’ by RWDI Ref 1901994 dated 24/04/2020, as received 20/05/2020

Letter from eb7 ltd ‘Re: Vastern Road - Daylight and Sunlight’, dated and received 20/05/2020

Letter from eb7 ltd ‘Re: 53-55 Vastern Road - Daylight and Sunlight review response’, dated and received 20/05/2020

Letter from Barton Willmore ‘ 55 Vastern Road, Reading (RBC Application Reference 200188)’ Ref 28876/A3/EF/CP/KC/slh, dated and received 10/06/2020

RBC Highway Response Technical Note Ref TN004 by Stantec dated 09/06/2020, as received 10/06/2020

Memorandum ’Peer Review Responses Vastern Road Reading UK’ by RWDI Ref 1901994 dated 16/06/2020, as received 23/06/2020

Memorandum ’RBC Responses Vastern Road Reading UK’ by RWDI Ref 1901994 dated and received 09/07/2020

Email from Berkeley Homes ‘FW: 55 Vastern Rd, Reading (200188)’ dated and received 10/07/2020, including an attached email dated 29/11/2019 ‘RE: Vastern Road – Lighting Assessment Baseline Survey Methodology’ from RBC Environmental Protection & Nuisance (Document 10.154)

Letter from eb7 ltd ‘Re: 53-55 Vastern Road - Daylight and Sunlight additional review response (Version 2)’, dated and received 10/07/2020

Letter from eb7 ltd ‘Re: 53-55 Vastern Road – Response to Environment Agency’ dated 14/07/2020, as received 15/07/2020

Email from Berkeley Homes ‘RE: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)’, dated and received 20/07/2020 (Document 10.161)

Email from Barton Willmore ‘55 Vastern Rd, Reading (200188) - Agenda and attachments for meeting on Monday 14th September’, dated and received 10/09/2020 (Document 10.186)

RBC Highway 2nd Response Technical Note Ref TN005 by Stantec dated 09/09/2020, as received 10/09/2020

Figure 1 and Figure 2 visuals png files, as received 10/09/2020 (included in Document 10.186)

Policy Assessment Note: North/South Shared Pedestrian Cycle Route by Barton Willmore dated 24/09/2020, as received 25/09/2020

RBC Highway 3rd Response & Vastern Road Crossing Technical Note Ref TN006 by Stantec dated 24/09/2020, as received 25/09/2020

Email from Berkeley Homes ‘FW: 55 Vastern Rd, Reading (200188)’, dated and received 05/10/2020 (Document 10.203)

Letter from 24 Acoustics Ref R8220-4 Rev 0, dated 01/10/2020, as received 05/10/2020

Email from Berkeley Homes ‘FW: 55 Vastern Rd, Reading (200188)’, dated and received 07/10/2020 (Document 10.206)

Email from Berkeley Homes ‘CONFIDENTIAL - 53-55 Vastern Road, Reading (200188)’, dated and received 19/10/2020 (Document 10.215)

Letter from Berkeley Homes ‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’, dated and received 12/11/2020

The Old Power Station, Design Addendum by Berkeley Homes dated and received 12/11/2020

Email from Berkeley Homes ‘Vastern Road, Reading (200188)’, dated and received 10/12/2020 (Document 10.232)

448.LAND.RP.001 RevA Our Vision for The Old Power Station Vastern Road, Reading Strategic Shared Cycle Footway by Berkeley Homes, as received 25/09/2020 (also received 10/12/2020)

Letter from Berkeley Homes ‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’ dated and received 14/01/2021

53 – 55 Vastern Road, Reading An updated Report of the Financial Viability of the proposed application for residential development including retail floorspace at Vastern Road, Reading, by Berkeley Homes, dated January 2021, as received 14/01/2021

Email from Berkeley Homes ‘RE: Vastern Road, Reading (200188)’, dated and received 19/01/2021 (Document 10.246)

Appendix XXX – Planning Obligations, as received 16/03/2021 (included in Document 10.262)

Email from Berkeley Homes ‘RE: 55 Vastern Rd (200188) - Energy review’, dated and received 22/03/2021 (Document 10.266)

Letter from Barton Willmore ‘200188 Committee Report – errors and inaccuracies’ Ref 28876/A3/EF/KC, dated and received 29/03/2021

Information submitted on a private and confidential basis:

Viability Assessment by Berkeley Homes Ref VR/Planning Rev R1, as received 03/02/2020

Email from Berkeley Homes ‘RE: 55 Vastern Road ref 200188’ dated and received 02/09/2020 (Document 10.275)

Vastern Road, Reading Summary of Appraisal Inputs dated and received 02/09/2020

Letter from Berkeley Homes, 55 Vastern Road. Ref 200188, dated and received 12/10/2020

Vastern Road, Reading, Summary of Appraisal Inputs dated 09/10/2020, as received 12/10/2020

Letter from Berkeley Homes ‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’ dated and received 14/10/2020

The Old Power Station Vastern Road, Reading Updated Appraisal Jan 21 Development Appraisal Licensed Copy 13 January 2021, as received 14/01/2021