Planning Inspectorate Reference: APP/E0345/W/21/3276463

Planning Application number: 200188

Site Address: 55 Vastern Road, Reading, RG1 8BU

**Core Documents List**

|  |  |
| --- | --- |
| **Doc Ref** | **Document description**  |
| ***CD1*** | ***Application Documents and Plans the application was determined against*** |
| 1.1 | 448.PL.SP.003 [Existing Block Plan](https://images.reading.gov.uk/2021/06/5.37-448.PL_.SP_.003-Existing-Block-Plan.pdf), as received 04/02/2020 |
| 1.2 | RT3190463P0001 [Existing Ground Floor Plan](https://images.reading.gov.uk/2021/06/5.38-RT3190463P0001-Existing-Floor-Plan-Ground-.pdf), as received 04/02/2020 |
| 1.3 | RT3190463P0002 [Existing First Floor Plan](https://images.reading.gov.uk/2021/06/5.39-RT3190463P0002-Existing-Floor-Plan-First-Floor.pdf), as received 04/02/2020 |
| 1.4 | RT3190463P0003 [Existing Second Floor Plan](https://images.reading.gov.uk/2021/06/5.40-RT3190463P0003-Existing-Floor-Plan-Second-Floor.pdf), as received 04/02/2020 |
| 1.5 | RT3190463P0004 Rev A [South, East and North 1 Elevations](https://images.reading.gov.uk/2021/07/5.41-RT3190463P0004-A.pdf), as received 05/03/2020  |
| 1.6 | RT3190463P0005 [North 2 and West Elevations](https://images.reading.gov.uk/2021/06/5.42-RT3190463P0005-Existing-SEN-1-Elevations.pdf), as received 04/02/2020 |
| 1.7 | RT3190463P0006 [Street Scene South and West](https://images.reading.gov.uk/2021/06/5.43-RT3190463P0006-Existing-street-scene-sw.pdf), as received 04/02/2020 |
| 1.8 | RT3190463P0007 [Street Scene North](https://images.reading.gov.uk/2021/06/5.44-RT3190463P0007-Existing-street-scene-north.pdf), as received 04/02/2020  |
| 1.9 | 448.PL.SL.001 Rev B [Site Location Plan Application Boundary](https://images.reading.gov.uk/2021/07/6.48-448.PL_.SL_.001-B.pdf), as received 10/06/2020  |
| 1.10 | 448.PL.SL.001 Rev C [Site Location Plan S106 Boundary](https://images.reading.gov.uk/2021/07/6.49-448.PL_.SL_.001-C.pdf), as received 10/06/2020 |
| 1.11 | 448.PL.A.100 Rev B [Block A \_Ground - Third Floor](https://images.reading.gov.uk/2021/07/6.13-448.PL_.A.100-B.pdf), as received 01/06/2020 |
| 1.12 | 448.PL.A.101 Rev B [Block A\_Fourth - Roof Floor](https://images.reading.gov.uk/2021/07/6.14-448.PL_.A.101-B.pdf), as received 01/06/2020 |
| 1.13 | 448.PL.A.200 Rev B [Block A\_Elevations](https://images.reading.gov.uk/2021/07/6.15-448.PL_.A.200-B.pdf), as received 01/06/2020 |
| 1.14 | 448.PL.A.300 Rev B [Block A\_Section A-A, B-B and C-C](https://images.reading.gov.uk/2021/07/6.16-448.PL_.A.300.B.pdf), as received 01/06/2020  |
| 1.15 | 448.PL.BC.100 Rev D [Block BC\_Ground Floor Plan](https://images.reading.gov.uk/2021/07/6.89-448.PL_.BC_.100-D.pdf), as received 12/11/2020 |
| 1.16 | 448.PL.BC.101 Rev A [Block BC\_First Floor Plan](https://images.reading.gov.uk/2021/07/6.18-448.PL_.BC_.101-A.pdf), as received 01/06/2020 |
| 1.17 | 448.PL.BC.102 Rev A [Block BC\_Second Floor Plan](https://images.reading.gov.uk/2021/07/6.19-448.PL_.BC_.102-A.pdf), as received 01/06/2020 |
| 1.18 | 448.PL.BC.103 Rev B [Block BC\_Third Floor Plan](https://images.reading.gov.uk/2021/07/6.82-448.PL_.BC_.103-B.pdf), as received 07/10/2020 |
| 1.19 | 448.PL.BC.104 Rev B [Block BC\_Fourth Floor Plan](https://images.reading.gov.uk/2021/07/6.83-448.PL_.BC_.104-B.pdf), as received 07/10/2020 |
| 1.20 | 448.PL.BC.105 Rev A [Block BC\_Fifth Floor Plan](https://images.reading.gov.uk/2021/07/6.22-448.PL_.BC_.105-A.pdf), as received 01/06/2020 |
| 1.21 | 448.PL.BC.106 Rev A [Block BC\_Sixth Floor Plan](https://images.reading.gov.uk/2021/07/6.23-448.PL_.BC_.106-A.pdf), as received 01/06/2020 |
| 1.22 | 448.PL.BC.107 Rev A [Block BC\_Seventh Floor Plan](https://images.reading.gov.uk/2021/07/6.24-448.PL_.BC_.107-A.pdf), as received 01/06/2020 |
| 1.23 | 448.PL.BC.108 Rev A [Block BC\_Eighth Floor Plan](https://images.reading.gov.uk/2021/07/6.25-448.PL_.BC_.108-A.pdf), as received 01/06/2020 |
| 1.24 | 448.PL.BC.109 Rev A [Block BC\_Ninth Floor Plan](https://images.reading.gov.uk/2021/07/6.26-448.PL_.BC_.109-A.pdf), as received 01/06/2020 |
| 1.25 | 448.PL.BC.110 Rev A [Block BC\_Tenth Floor Plan](https://images.reading.gov.uk/2021/07/6.27-448.PL_.BC_.110-A.pdf), as received 01/06/2020 |
| 1.26 | 448.PL.BC.111 Rev A [Block BC\_Roof Plan,](https://images.reading.gov.uk/2021/07/6.28-448.PL_.BC_.111-A.pdf) as received 01/06/2020 |
| 1.27 | 448.PL.BC.200 Rev B [Block BC\_Southwest Elevation](https://images.reading.gov.uk/2021/07/6.29-448.PL_.BC_.200-B.pdf), as received 01/06/2020 |
| 1.28 | 448.PL.BC.201 Rev C [Block BC\_Southeast Elevation](https://images.reading.gov.uk/2021/07/6.84-448.PL_.BC_.201-C.pdf), as received 07/10/2020 |
| 1.29 | 448.PL.BC.202 Rev D [Block BC\_Northeast Elevation](https://images.reading.gov.uk/2021/07/6.85-448.PL_.BC_.202-D.pdf), as received 07/10/2020 |
| 1.30 | 448.PL.BC.203 Rev B [Block BC\_Northwest Elevation](https://images.reading.gov.uk/2021/07/6.32-448.PL_.BC_.203-B.pdf), as received 01/06/2020 |
| 1.31 | 448.PL.BC.300 Rev B [Block BC\_Section A-A and B-B](https://images.reading.gov.uk/2021/07/6.33-448.PL_.BC_.300-B.pdf), as received 01/06/2020 |
| 1.32 | 448.PL.BC.301 Rev B [Block BC Section C-C](https://images.reading.gov.uk/2021/07/6.34-448.PL_.BC_.301-B.pdf), as received 01/06/2020 |
| 1.33 | 448.PL.D.100 Rev C [Block D\_Ground Floor Plan](https://images.reading.gov.uk/2021/07/6.107-448.PL_.D.100-C.pdf), as received 10/12/202 |
| 1.34 | 448.PL.D.101 Rev C [Block D\_First Floor Plan](https://images.reading.gov.uk/2021/07/6.108-448.PL_.D.101.C.pdf), as received 10/12/2020 |
| 1.35 | 448.PL.D.102 Rev B [Block D\_Second Floor Plan](https://images.reading.gov.uk/2021/07/6.109-448.PL_.D.102.B.pdf), as received 10/12/2020 |
| 1.36 | 448.PL.D.103 Rev B [Block D\_Third Floor Plan](https://images.reading.gov.uk/2021/07/6.110-448.PL_.D.103.B.pdf), as received 10/12/2020 |
| 1.37 | 448.PL.D.104 Rev B [Block D\_Fourth Floor Plan](https://images.reading.gov.uk/2021/07/6.111-448.PL_.D.104.B.pdf), as received 10/12/2020 |
| 1.38 | 448.PL.D.105 Rev B [Block D\_Fifth Floor Plan](https://images.reading.gov.uk/2021/07/6.112-448.PL_.D.105.B.pdf), as received 10/12/2020 |
| 1.39 | 448.PL.D.106 Rev B [Block D\_Sixth Floor Plan](https://images.reading.gov.uk/2021/07/6.113-448.PL_.D.106.B.pdf), as received 10/12/2020 |
| 1.40 | 448.PL.D.107 Rev B [Block D\_Seventh Floor Plan](https://images.reading.gov.uk/2021/07/6.114-448.PL_.D.107.B.pdf), as received 10/12/2020 |
| 1.41 | 448.PL.D.108 Rev B [Block D\_Eighth Floor Plan](https://images.reading.gov.uk/2021/07/6.115-448.PL_.D.108.B.pdf), as received 10/12/2020 |
| 1.42 | 448.PL.D.109 Rev B [Block D\_Ninth Floor Plan](https://images.reading.gov.uk/2021/07/6.116-448.PL_.D.109.B.pdf), as received 10/12/2020 |
| 1.43 | 448.PL.D.110 Rev B [Block D\_Roof Floor](https://images.reading.gov.uk/2021/07/6.117-448.PL_.D.110.B.pdf), as received 10/12/2020 |
| 1.44 | 448.PL.D.200 Rev C [Block D\_Southeast Elevation](https://images.reading.gov.uk/2021/07/6.118-448.PL_.D.200.C.pdf), as received 10/12/2020 |
| 1.45 | 448.PL.D.201 Rev C [Block D\_Northeast and Southwest Elevation](https://images.reading.gov.uk/2021/07/6.119-448.PL_.D.201.C.pdf), as received 10/12/2020 |
| 1.46 | 448.PL.D.202 Rev B [Block D\_Northwest Elevation](https://images.reading.gov.uk/2021/07/6.120-448.PL_.D.202.B.pdf), as received 10/12/2020 |
| 1.47 | 448.PL.D.203 Rev A [Block D\_Southwest Elevation](https://images.reading.gov.uk/2021/07/6.121-448.PL_.D.203.A.pdf), as received 10/12/2020 |
| 1.48 | 448.PL.D.300 Rev B [Block D\_Section A-A and B-B](https://images.reading.gov.uk/2021/07/6.122-448.PL_.D.300.B.pdf), as received 10/12/2020 |
| 1.49 | 448.PL.EFG.100 Rev A [Block EFG\_Ground Floor Plan](https://images.reading.gov.uk/2021/07/6.35-448.PL_.EFG_.100-A.pdf), as received 01/06/2020 |
| 1.50 | 448.PL.EFG.101 Rev A [Block EFG\_First Floor Plan](https://images.reading.gov.uk/2021/07/6.36-448.PL_.EFG_.101-A.pdf), as received 01/06/2020 |
| 1.51 | 448.PL.EFG.102 Rev A [Block EFG\_Second Floor Plan](https://images.reading.gov.uk/2021/07/6.37-448.PL_.EFG_.102-A.pdf), as received 01/06/2020 |
| 1.52 | 448.PL.EFG.103 Rev A [Block EFG\_Third Floor Plan](https://images.reading.gov.uk/2021/07/6.38-448.PL_.EFG_.103-A.pdf), as received 01/06/2020 |
| 1.53 | 448.PL.EFG.104 Rev A [Block EFG\_Fourth Floor Plan](https://images.reading.gov.uk/2021/07/6.39-448.PL_.EFG_.104-A.pdf), as received 01/06/2020 |
| 1.54 | 448.PL.EFG.105 Rev A [Block EFG\_Fifth Floor Plan](https://images.reading.gov.uk/2021/07/6.40-448.PL_.EFG_.105-A.pdf), as received 01/06/2020 |
| 1.55 | 448.PL.EFG.106 Rev A [Block EFG\_Sixth Floor Plan](https://images.reading.gov.uk/2021/07/6.41-448.PL_.EFG_.106-A.pdf), as received 01/06/2020 |
| 1.56 | 448.PL.EFG.107 Rev A [Block EFG\_Seventh Floor Plan](https://images.reading.gov.uk/2021/07/6.42-448.PL_.EFG_.107-A.pdf), as received 01/06/2020 |
| 1.57 | 448.PL.EFG.108 Rev A [Block EFG\_Roof Plan](https://images.reading.gov.uk/2021/07/6.43-448.PL_.EFG_.108-A.pdf), as received 01/06/2020 |
| 1.58 | 448.PL.EFG.200 Rev B [Block E\_Southeast and Southwest Elevation](https://images.reading.gov.uk/2021/07/6.44-448.PL_.EFG_.200-B.pdf), as received 01/06/2020 |
| 1.59 | 448.PL.EFG.201 Rev B [Block E\_Northwest and Northeast Elevation](https://images.reading.gov.uk/2021/07/6.45-448.PL_.EFG_.201-B.pdf), as received 01/06/2020 |
| 1.60 | 448.PL.EFG.202 Rev C [Block FG\_Southwest, Southeast and Northwest Elevation](https://images.reading.gov.uk/2021/07/6.46-448.PL_.EFG_.202-C.pdf), as received 01/06/2020 |
| 1.61 | 448.PL.EFG.300 Rev B [Block EFG\_Section A-A, B-B and C-C](https://images.reading.gov.uk/2021/07/6.47-448.PL_.EFG_.300-B.pdf), as received 01/06/2020 |
| 1.62 | 448.PL.H.100 Rev A [Cafe\_Floor Plans](https://images.reading.gov.uk/2021/06/5.117-448.PL_.H.100.A.pdf), as received 28/02/2020 |
| 1.63 | 448.PL.H.200 Rev A [Cafe\_Elevations](https://images.reading.gov.uk/2021/06/5.118-448.PL_.H.200.A.pdf), as received 28/02/2020 |
| 1.64 | 448.PL.200 Rev A [Context Site Elevation\_River Front](https://images.reading.gov.uk/2021/06/5.51-448.PL_.200.A-Context-Site-Elevation_River-Front.pdf), as received 28/02/2020 |
| 1.65 | 448.PL.201 Rev A [Context Site Elevation\_Vastern Road](https://images.reading.gov.uk/2021/06/5.52-448.PL_.201.A-Context-Site-Elevation_Vastern-Road.pdf), as received 28/02/2020 |
| 1.66 | 448.PL.202 Rev A [Context Site Elevation\_Street Section](https://images.reading.gov.uk/2021/06/5.53-448.PL_.202.A-Context-Site-Elevations_Street-Section.pdf), as received 28/02/2020 |
| 1.67 | 448.PL.203 [Context Site Elevation\_Street Section](https://images.reading.gov.uk/2021/06/5.54-448.PL_.203-Context-Site-Elevations_Street-Section.pdf), as received 28/02/2020 |
| 1.68 | 448.PL.204 [Context Site Elevation\_Lynmouth Road](https://images.reading.gov.uk/2021/06/5.55-448.PL_.204-Context-Site-Elevation_Lynmouth-Road.pdf), as received 28/02/2020 |
| 1.69 | 448.PL.SS.300 Rev A [Site Sections\_Section A-A, E-E](https://images.reading.gov.uk/2021/06/5.56-448.PL_.SS_.300.A-Site-Sections_Section-A-A-E-E.pdf), as received 28/02/2020 |
| 1.70 | 448.PL.SS.301 Rev A [Site Sections\_Section B-B, C-C, D-D](https://images.reading.gov.uk/2021/06/5.57-448.PL_.SS_.301.A-Site-sections_B-B-C-C-D-D.pdf), as received 28/02/2020 |
| 1.71 | 448.PL.SL.002 Rev E [Illustrative Masterplan](https://images.reading.gov.uk/2021/07/6.79-448.PL_.SL_.002-E.pdf), as received 07/10/2020 |
| 1.72 | 448.PL.SL.003 [Enclosure Plan](https://images.reading.gov.uk/2021/06/5.35-448.PL_.SL_.003-Enclosure-Plan.pdf), as received 28/02/2020 |
| 1.73 | 448.300.LAND.001 [Christchurch Bridge Connection Section](https://images.reading.gov.uk/2021/06/5.58-448.300.LAND_.001-Christchurch-Bridge-Connection-Section.pdf), as received 28/02/2020 |
| 1.74 | BHOC.448.LA.101 Rev E [Landscape General Arrangement](https://images.reading.gov.uk/2021/07/6.80-448.LA_.101-E.pdf), as received 07/10/2020 |
| 1.75 | BHOC.448.LA.102 Rev F [Planting Framework Plan](https://images.reading.gov.uk/2021/07/6.126-BHOC.448.LA_.102F-Planting-Framework-Plan.pdf), as received 14/01/2021 |
| 1.76 | BHOC.448.LA.103 [Tree Rooting Volume Plan](https://images.reading.gov.uk/2021/07/6.88-448.LA_.103.pdf), as received 07/10/2020 |
| 1.77 | 448.LAND.TN.001 [Tree Rooting Volume Table](https://images.reading.gov.uk/2021/07/6.86-tree-pit-soil-volumes.pdf), as received 07/10/2020 |
| 1.78 | 448.PL.SI.500 [Affordable Housing Location Plan](https://images.reading.gov.uk/2021/07/6.95-448.PL_.SI_.500.pdf), as received 12/11/2020 |
| 1.79 | 448.PL.BC.500 [Block B and C Ground Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.96-448.PL_.BC_.500.pdf), as received 12/11/2020 |
| 1.80 | 448.PL.BC.501 [Block B and C First Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.97-448.PL_.BC_.501.pdf), as received 12/11/2020 |
| 1.81 | 448.PL.BC.502 [Block B and C Second Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.98-448.PL_.BC_.502.pdf), as received 12/11/2020  |
| 1.82 | 448.PL.BC.503 [Block B and C Third Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.99-448.PL_.BC_.503.pdf), as received 12/11/2020 |
| 1.83 | 448.PL.BC.504 [Block B and C Fourth Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.100-448.PL_.BC_.504.pdf), as received 12/11/2020 |
| 1.84 | 448.PL.BC.505 [Block B and C Fifth Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.101-448.PL_.BC_.505.pdf), as received 12/11/2020 |
| 1.85 | 448.PL.BC.506 [Block B and C Sixth Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.102-448.PL_.BC_.506.pdf), as received 12/11/2020 |
| 1.86 | 448.PL.BC.507 [Block B and C Seventh Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.103-448.PL_.BC_.507.pdf), as received 12/11/2020 |
| 1.87 | 448.PL.BC.508 [Block B and C Eighth Floor Plan Affordable Mark-up](https://images.reading.gov.uk/2021/07/6.104-448.PL_.BC_.508.pdf), as received 12/11/2020 |
| 1.88 | 448.PL.A.200 [Block A\_Elevations Coloured](https://images.reading.gov.uk/2021/06/5.62-448.PL_.A.200-COL.pdf), as received 04/02/2020 |
| 1.89 | 448.PL.BC.200 [Block BC\_Southwest Elevation Coloured](https://images.reading.gov.uk/2021/06/5.77-448.PL_.BC_.200-COL.pdf), as received 04/02/2020 |
| 1.90 | 448.PL.BC.203 [Block BC\_Northwest Elevation Coloured](https://images.reading.gov.uk/2021/06/5.81-448.PL_.BC_.203-COL.pdf), as received 04/02/2020 |
| 1.91 | 448.PL.D.201 Rev A [Block D\_Northeast and Southwest Elevation Coloured](https://images.reading.gov.uk/2021/07/5.97-448.PL_.D.201.A-Coloured.pdf), as received 05/03/2020 |
| 1.92 | 448.PL.D.202 [Block D\_Northwest Elevation Coloured](https://images.reading.gov.uk/2021/06/5.99-448.PL_.D.202-COL.pdf), as received 04/02/2020 |
| 1.93 | 448.PL.EFG.203 [Block EFG\_Southeast Elevation Coloured](https://images.reading.gov.uk/2021/06/5.114-448.PL_.EFG_.203-COL.pdf), as received 04/02/2020 |
| 1.94 | 448.PL.EFG.204 [Block E\_Northeast Elevation Coloured](https://images.reading.gov.uk/2021/06/5.115-448.PL_.EFG_.204-COL.pdf), as received 04/02/2020 |
| 1.95 | 448.PL.H.200 [Cafe\_Elevations Coloured](https://images.reading.gov.uk/2021/06/5.119-448.PL_.H.200.pdf), as received 04/02/2020 |
| 1.96 | Summary of Areas [38682-Schedule-A](https://images.reading.gov.uk/2021/10/CD-1.96-1.99-Existing-floor-areas-by-Plowman-Craven.pdf) by Plowman Craven, as received 04/02/2020 |
| 1.97 | 38682-A2 Rev A – [Area Plan 55 Vastern Road Reading, RG1 Second Floor](https://images.reading.gov.uk/2021/10/CD-1.96-1.99-Existing-floor-areas-by-Plowman-Craven.pdf), as received 04/02/2020 |
| 1.98 | 38682-A1 Rev A – [Area Plan 55 Vastern Road Reading, RG1 First Floor](https://images.reading.gov.uk/2021/10/CD-1.96-1.99-Existing-floor-areas-by-Plowman-Craven.pdf), as received 04/02/2020 |
| 1.99 | 38682-AG Rev A – [Area Plan 55 Vastern Road Reading, RG1 Ground Floor](https://images.reading.gov.uk/2021/10/CD-1.96-1.99-Existing-floor-areas-by-Plowman-Craven.pdf), as received 04/02/2020 |
| 1.100 | 448.GIA.A.100 [GIA Schedule and Area Proof Block A](https://images.reading.gov.uk/2021/06/5.45-448.GIA_.A.100.pdf), as received 04/02/2020 |
| 1.101 | 448.GIA.BC.100 [GIA Schedule and Area Proof Block BC](https://images.reading.gov.uk/2021/06/5.46-448.GIA_.BC_.100.pdf), as received 04/02/2020 |
| 1.102 | 448.GIA.D.100 [GIA Schedule and Area Proof Block D](https://images.reading.gov.uk/2021/06/5.47-448.GIA_.D.100.pdf), as received 04/02/2020 |
| 1.103 | 448.GIA.EFG.100 [GIA Schedule and Area Proof Block EFG](https://images.reading.gov.uk/2021/06/5.48-448.GIA_.EFG_.100.pdf), as received 04/02/2020 |
| 1.104 | Vastern Road - [Schedule of Accommodation dated 28/02/2020](https://images.reading.gov.uk/2021/06/5.50-Schedule-of-Accommodation.pdf), as received 02/03/2020 |
| 1.105 | 100.LA.001 [Overall Landscape General Arrangement Plan](https://images.reading.gov.uk/2021/07/6.10-100.LA_.001-Overall-Landscape-General-Arrangement-Plan.pdf), as received 19/05/2020 |
| 1.106 | 47500/5500/005 Rev A – [Internal Turning Head Swept Path Analysis](https://images.reading.gov.uk/2021/07/6.71-47500.5500.005-A.pdf), as received 25/09/2020 |
| 1.107 | 47500/5500/SK030 – [Proposed Crossing](https://images.reading.gov.uk/2021/07/6.76-47500.5500.SK030.pdf), as received 25/09/2020 |
| 1.108 | 448.300.LAND.002 [Vastern Road Towpath Proposal Section](https://images.reading.gov.uk/2021/07/6.94-448.300.LAND_.002.pdf), as received 12/11/2020 |
| 1.109 | 448.300.LAND.003 [River Thames Mark Up](https://images.reading.gov.uk/2021/07/6.93-448.300.LAND_.003.pdf), as received 12/11/2020 |
| 1.110 | 448.PL.1001 RBC [Proposed Route Overlay](https://images.reading.gov.uk/2021/07/6.124-448.PL_.1001.pdf), as received 10/12/2020 |
| 1.111 | [Photographs of Marginal Vegetation document (4 pages),](https://images.reading.gov.uk/2021/07/6.128-Photos-of-Marginal-Vegetatation-Nov-20.pdf) as received 14/01/2021 |
| 1.112 | [Proposed Coil Roll Mitigation Areas](https://images.reading.gov.uk/2021/07/6.129-Proposed-Coir-Roll-Mitigation-Areas.pdf) (annotations reference possible, not proposed), as received 14/01/2021 |
| 1.113 | [CGIs x7, Photographs x5 and illustrative masterplan graphics x2,](https://images.reading.gov.uk/2021/07/10.271a-CGIs-photos-and-illustrative-masterplan.pdf) as received 29/03/2021 (included in Document 10.271) |
| 1.114 | HM Land Registry [title number BK464841 register](https://images.reading.gov.uk/2021/07/10.271b-Land-Registry-Official-Copy-Register-BK464841.pdf) and [title plan](https://images.reading.gov.uk/2021/07/10.271c-Land-Registry-Official-Copy-Title-Plan-BK464841.pdf), as received 29/03/2021 (included in Document 10.271) |
| 1.115 | [Air Quality Assessment](https://images.reading.gov.uk/2021/06/5.4-Air-Quality-Assessment_Final-PBA-Issued.pdf) by Peter Brett Associates / Stantec Ref Issued Rev Issued, dated December 2019, as received 04/02/2020 |
| 1.116 | Archaeological Desk-Based Assessment by CgMs Consulting Ref 25311/CC dated March 2019, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.5.1-Archaeological-DBA-March19-FinalPart-1.pdf)  [Part 2](https://images.reading.gov.uk/2021/06/5.5.2-Archaeological-DBA-March19-FinalPart-2.pdf) |
| 1.117 | Bat Activity Survey Report by EcoConsult Ref 221019\_1 dated October 2019, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.6.1-Bat-Activity-Survey-Report-Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.6.2-Bat-Activity-Survey-Report-Part-2.pdf) |
| 1.118 | Daylight & Sunlight Report by eb7 dated December 2019, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.7.1-Daylight-Sunlight-Report-Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.7.2-Daylight-Sunlight-Report-Part-2-.pdf) |
| 1.119 | [Design and Access Statement](https://www.reading.gov.uk/planning/55-vastern-road/#DAS) by Berkeley Homes Ref 448.LAND.RP.001, dated 23/01/2020, as received 04/02/2020 |
| 1.120 | [Design and Access Statement Addendum](https://images.reading.gov.uk/2021/07/6.1-DAS-Addendum.pdf) by Berkeley Homes Ref 448.LAND.RP.001, dated April 2020, as received 15/04/2020 |
| 1.121 | [Ecological Assessment](https://images.reading.gov.uk/2021/06/5.9.1-Ecoconsult-Ecological-Assessment_55-Vastern-Road_121219_1.pdf) by EcoConsult Ref 121219\_1 dated December 2019, as received 04/02/2020 |
| 1.122 | [Energy Statement](https://images.reading.gov.uk/2021/07/6.105-Energy-Statement.pdf) by Hodkinson, v3 dated and received 10/12/2020 |
| 1.123 | [Extended Phase 1 Habitat Survey Report](https://images.reading.gov.uk/2021/06/5.11-Extended-Phase-1-Habitat-Survey-Report.pdf) by EcoConsult Ref 280219 dated 27/04/2018, as received 04/02/2020 |
| 1.124 | Flood Risk Assessment by Peter Brett Associates/ Stantec Ref – Rev A, dated 22/01/2020, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.12.1-FRA-Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.12.2-FRAPart-2.pdf)  [Part 3](https://images.reading.gov.uk/2021/06/5.12.3-FRA-Part-3.pdf) |
| 1.125 | [Heritage Statement](https://images.reading.gov.uk/2021/06/5.13-Heritage-Statement.pdf) by Built Heritage Consultancy dated December 2019, as received 04/02/2020  |
| 1.126 | Lighting Assessment by Peter Brett Associates/ Stantec Ref V2.0 dated 13/12/2019, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.14.1-Lighting-Assessment-FINALPart-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.14.2-Lighting-Assessment-FINALPart-2.pdf) [Part 3](https://images.reading.gov.uk/2021/06/5.14.3-Lighting-Assessment-FINALPart-3.pdf) [Part 4](https://images.reading.gov.uk/2021/06/5.14.4-Lighting-Assessment-FINALPart-4.pdf) |
| 1.127 | [Noise Impact Assessment](https://images.reading.gov.uk/2021/06/5.15-Noise-Impact-Assessment.pdf) by 24 Acoustics R8220-2 Rev 0 (draft), dated 10/01/2020, as received 04/02/2020  |
| 1.128 | [Open Space Statement](https://images.reading.gov.uk/2021/06/5.16-Open-Space-Statement.pdf) by Berkeley Homes Ref 448.LAND.RP.001 dated December 2019, as received 04/02/2020 |
| 1.129 | [Pedestrian Level Wind Microclimate Assessment](https://images.reading.gov.uk/2021/07/6.78.1-wind-assessment-rev-i.pdf) by RWDI Ref 1901994 Rev I dated 13/10/2020 and [6x visuals png files](https://images.reading.gov.uk/2021/07/6.78.2-wind-assessment-rev-i-appendix.pdf), as received 14/10/2020 |
| 1.130 | Phase I-II Geo-Environmental Site Assessment by Omnia Ref A11220/1.0 FINAL dated November 2019, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.18.1-Phase-I-II-Geo-Environmental-Site-Assessment-Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.18.2-Phase-I-II-Geo-Environmental-Site-Assessment-Part-2.pdf) [Part 3](https://images.reading.gov.uk/2021/06/5.18.3-Phase-I-II-Geo-Environmental-Site-Assessment-Part-3.pdf) |
| 1.131 | 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 [Part 1](https://images.reading.gov.uk/2021/06/5.19.1-Planning-Statement-Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.19.2-Planning-Statement-Part-2.pdf) |
| 1.132 | Proposed Drainage Strategy by Peter Brett Associates/ Stantec Ref R0001 Rev A dated 22/01/2020, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.19.2-Planning-Statement-Part-2.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.20.2-Proposed-Drainage-Strategy-Part-2.pdf) |
| 1.133 | [Consultation Report](https://images.reading.gov.uk/2021/06/5.21-Consultation-Report.pdf) by Pegasus Group dated December 2019, as received 06/02/2020 |
| 1.134 | [Sustainability Statement](https://images.reading.gov.uk/2021/06/5.22-Sustainability-Statement_Final.pdf) by Peter Brett Associates/ Stantec Ref V3 Rev V3 dated January 2020, as received 04/02/2020 |
| 1.135 | [Superfast Broadband Energy Statement](https://images.reading.gov.uk/2021/06/5.23-SBSS.pdf) by Peter Brett Associates/ Stantec Ref 2001/R002Rev 02 dated 12/12/2019, as received 04/02/2020 |
| 1.136 | * 1. Townscape and Visual Impact Assessment by Barton Willmore LLP Ref 28876 Issue/Rev 2, dated January 2020, as received 04/02/2020 [5.24.1 TVIA Part 1](https://images.reading.gov.uk/2021/06/5.24.1-TVIA-Part-1.pdf)[5.24.2 TVIA Fig 1-A1](https://images.reading.gov.uk/2021/06/5.24.2-TVIA-Fig-1-A1.pdf)[5.24.3 TVIA Fig 2](https://images.reading.gov.uk/2021/06/5.24.3-TVIA-Fig-2.pdf)[5.24.4 TVIA Fig 3-A1](https://images.reading.gov.uk/2021/06/5.24.4-TVIA-Fig-3-A1.pdf)[5.24.5 TVIA Fig 4](https://images.reading.gov.uk/2021/06/5.24.5-TVIA-Fig-4-.pdf)[5.24.6 TVIA Fig 5](https://images.reading.gov.uk/2021/06/5.24.6-TVIA-Fig-5.pdf)[5.24.7 TVIA Fig 6](https://images.reading.gov.uk/2021/06/5.24.7-TVIA-Fig-6.pdf)[5.24.8 Site Appraisal Photographs](https://images.reading.gov.uk/2021/06/5.24.8-Site-Appraisal-Photographs.pdf)[5.24.9 Site Context PhotosPart-1](https://images.reading.gov.uk/2021/06/5.24.9-Site-Context-PhotosPart-1.pdf)[5.24.10 Site Context PhotosPart-2](https://images.reading.gov.uk/2021/06/5.24.10-Site-Context-PhotosPart-2.pdf)[5.24.11 Site Context PhotosPart-3](https://images.reading.gov.uk/2021/06/5.24.11-Site-Context-PhotosPart-3.pdf)[5.24.12 Site Context PhotosPart-4](https://images.reading.gov.uk/2021/06/5.24.12-Site-Context-PhotosPart-4.pdf)[5.24.13 Site Context PhotosPart-5](https://images.reading.gov.uk/2021/06/5.24.13-Site-Context-PhotosPart-5.pdf)[5.24.14 Site Context PhotosPart-6](https://images.reading.gov.uk/2021/06/5.24.14-Site-Context-PhotosPart-6.pdf)[5.24.15 Site Context PhotosPart-7](https://images.reading.gov.uk/2021/06/5.24.15-Site-Context-PhotosPart-7.pdf)[5.24.16 Site Context PhotosPart-8](https://images.reading.gov.uk/2021/06/5.24.16-Site-Context-PhotosPart-8.pdf)[5.24.17 Site Context PhotosPart-9](https://images.reading.gov.uk/2021/06/5.24.17-Site-Context-PhotosPart-9.pdf)[5.24.18 Site Context PhotosPart-10](https://images.reading.gov.uk/2021/06/5.24.18-Site-Context-PhotosPart-10.pdf)[5.24.19 Site Context PhotosPart-11](https://images.reading.gov.uk/2021/06/5.24.19-Site-Context-PhotosPart-11.pdf)[5.24.20 Site Context PhotosPart-12](https://images.reading.gov.uk/2021/06/5.24.20-Site-Context-PhotosPart-12.pdf)[5.24.21 TVIA Appx 1 – Methodology](https://images.reading.gov.uk/2021/06/5.24.21-TVIA-Appx-1-Methodology.pdf)[5.24.22 TVIA Appx 2 – Character Assessment](https://images.reading.gov.uk/2021/06/5.24.22-TVIA-Appx-2-Character-Assessment.pdf)[5.24.23 TVIA Appx 3A – PhotomontagesPart-1](https://images.reading.gov.uk/2021/06/5.24.23-TVIA-Appx-3A-PhotomontagesPart-1.pdf)[5.24.24 TVIA Appx 3A – PhotomontagesPart-2](https://images.reading.gov.uk/2021/06/5.24.24-TVIA-Appx-3A-PhotomontagesPart-2.pdf)[5.24.25 TVIA Appx 3A – PhotomontagesPart-3](https://images.reading.gov.uk/2021/06/5.24.25-TVIA-Appx-3A-PhotomontagesPart-3.pdf)[5.24.26 TVIA Appx 3A – PhotomontagesPart-4](https://images.reading.gov.uk/2021/06/5.24.26-TVIA-Appx-3A-PhotomontagesPart-4.pdf)[5.24.27 TVIA Appx 3A – PhotomontagesPart-5](https://images.reading.gov.uk/2021/06/5.24.27-TVIA-Appx-3A-PhotomontagesPart-5.pdf)[5.24.28 TVIA Appx 3A – PhotomontagesPart-6](https://images.reading.gov.uk/2021/06/5.24.28-TVIA-Appx-3A-PhotomontagesPart-6.pdf)[5.24.29 TVIA Appx 3A – PhotomontagesPart-7](https://images.reading.gov.uk/2021/06/5.24.29-TVIA-Appx-3A-PhotomontagesPart-7.pdf)[5.24.30 TVIA Appx 3A – PhotomontagesPart-8](https://images.reading.gov.uk/2021/06/5.24.30-TVIA-Appx-3A-PhotomontagesPart-8.pdf)[5.24.31 TVIA Appx 3B – Photomontage MethodologyPart-1](https://images.reading.gov.uk/2021/06/5.24.31-TVIA-Appx-3B-Photomontage-MethodologyPart-1.pdf)[5.24.32 TVIA Appx 3B – Photomontage MethodologyPart-2](https://images.reading.gov.uk/2021/06/5.24.32-TVIA-Appx-3B-Photomontage-MethodologyPart-2.pdf)[5.24.33 TVIA Appx 3B – Photomontage MethodologyPart-3](https://images.reading.gov.uk/2021/06/5.24.33-TVIA-Appx-3B-Photomontage-MethodologyPart-3.pdf)[5.24.34 TVIA Appx 3B – Photomontage MethodologyPart-4](https://images.reading.gov.uk/2021/06/5.24.34-TVIA-Appx-3B-Photomontage-MethodologyPart-4.pdf)[5.24.35 TVIA Appx 4 – Visual Effects – issue](https://images.reading.gov.uk/2021/06/5.24.35-TVIA-Appx-4-Visual-Effects-issue.pdf)[5.24.36 TVIA Appx 5 – CGIs P1](https://images.reading.gov.uk/2021/06/5.24.36-TVIA-Appx-5-CGIs-P1.pdf)[5.24.37 TVIA Appx 5 – CGIs P2](https://images.reading.gov.uk/2021/06/5.24.37-TVIA-Appx-5-CGIs-P2.pdf)[5.24.38 TVIA Appx 5 – CGIs P3](https://images.reading.gov.uk/2021/06/5.24.38-TVIA-Appx-5-CGIs-P3.pdf)[5.24.39 TVIA Appx 5 – CGIs P4](https://images.reading.gov.uk/2021/06/5.24.39-TVIA-Appx-5-CGIs-P4.pdf)
 |
| 1.137 | Townscape and Visual Impact Assessment Addendum by Barton Willmore LLP Ref 28876 Issue/Rev 4 dated May 2020, as received 21/05/2020 [Part 1](https://images.reading.gov.uk/2021/07/6.9.1-TVIA-addendum-final.pdf) [Part 2](https://images.reading.gov.uk/2021/07/6.9.2-TVIA-addendum-appendix-Realm-part-A.pdf) [Part 3](https://images.reading.gov.uk/2021/07/6.9.3-TVIA-addendum-appendix-Realm-part-B.pdf) |
| 1.138 | Transport Statement by Peter Brett Associates/ Stantec Ref 001 Rev 3.0 dated January 2020, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.25.1-Transport-Statement-FINAL-V2Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.25.2-Transport-Statement-FINAL-V2Part-2.pdf) |
| 1.139 | [Residential Travel Plan](https://images.reading.gov.uk/2021/06/5.26-Travel-Plan-FINAL-V2.pdf) by Peter Brett Associates/ Stantec Ref 002 Rev 3.0 dated January 2020, as received 04/02/2020 |
| 1.140 | [Tree Survey and Arboricultural Impact Assessment](https://images.reading.gov.uk/2021/06/5.27-Tree-Survey.pdf) by Greengage Ref 551216jrNov19FV01\_AIA.docx, dated November 2019, as received 04/02/2020 |
| 1.141 | Utilities Appraisal Report by Peter Brett Associates/ Stantec Ref 2001/R001 Rev 4 dated 17/01/2020, as received 04/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.28.1-UAR-Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.28.2-UAR-Part-2.pdf) |
| 1.142 | [Letter from Barton Willmore](https://images.reading.gov.uk/2021/06/5.3-Application-Cover-Letter.pdf) ‘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 |
| 1.143 | 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](https://images.reading.gov.uk/2021/10/CD-1.143-20_03.09-Vastern-Road-Executive-Summary.pdf), by Berkeley Homes, dated March 2020, as received 09/03/2020 |
| 1.144 | [Email from Berkeley Homes](https://images.reading.gov.uk/2021/07/10.127-FW-53-55-Vastern-Rd-Reading-200188.pdf) ‘FW: 53-55 Vastern Rd, Reading (200188)’, dated and received 21/04/2020 (Document 10.127) |
| 1.145 | Email from Berkeley Homes ‘Vastern Road - EA response 200188’, dated and received 19/05/2020 (Document 10.135) [Part 1](https://images.reading.gov.uk/2021/07/10.135.1-Vastern-Road-EA-response-200188_Part1.pdf) [Part 2](https://images.reading.gov.uk/2021/07/10.135.2-Vastern-Road-EA-response-200188_Part2.pdf)  [Part 3](https://images.reading.gov.uk/2021/07/10.135.3-Vastern-Road-EA-response-200188_Part3.pdf) |
| 1.146 | [Letter from 24 Acoustics](https://images.reading.gov.uk/2021/07/6.5-Noise-Related-Planning-Conditions-Note.pdf) Ref R8220-3 Rev 0, dated 22/04/2020, as received 20/05/2020  |
| 1.147 | [Technical Note Responses to Reading Borough Council Comments - Air Quality](https://images.reading.gov.uk/2021/07/6.4-AQ-Responses.pdf) Ref TN001\_AQ by Stantec dated April 2020, as received 20/05/2020 |
| 1.148 | [Planning Applicant Number: 200188](https://images.reading.gov.uk/2021/07/10.136.2-Vastern-Rd-200188-Berkeley-Homes_Part2.pdf) 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 part 2 page 8) |
| 1.149 | [Memorandum ’Peer Review Responses Vastern Road Reading UK’](https://images.reading.gov.uk/2021/07/6.6-Wind-Peer-Review-Responses.pdf) by RWDI Ref 1901994 dated 24/04/2020, as received 20/05/2020 |
| 1.150 | Letter from eb7 ltd [‘Re: Vastern Road - Daylight and Sunlight’](https://images.reading.gov.uk/2021/07/6.8-Daylight-Sunlight-Assessment.pdf), dated and received 20/05/2020 |
| 1.151 | Letter from eb7 ltd [‘Re: 53-55 Vastern Road - Daylight and Sunlight review response’](https://images.reading.gov.uk/2021/07/6.7-Daylight-Sunlight-Review-Response.pdf), dated and received 20/05/2020 |
| 1.152 | Letter from Barton Willmore [‘ 55 Vastern Road, Reading (RBC Application Reference 200188)’](https://images.reading.gov.uk/2021/07/6.57-Covering-Letter-to-Jonathan-Markwell.pdf) Ref 28876/A3/EF/CP/KC/slh, dated and received 10/06/2020  |
| 1.153 | [RBC Highway Response Technical Note Ref TN004](https://images.reading.gov.uk/2021/07/6.58-RBC-Highway-Response.pdf) by Stantec dated 09/06/2020, as received 10/06/2020 |
| 1.154 | [Memorandum ’Peer Review Responses Vastern Road Reading UK’](https://images.reading.gov.uk/2021/07/6.60-Wind-Peer-Review-Responses.pdf) by RWDI Ref 1901994 dated 16/06/2020, as received 23/06/2020 |
| 1.155 | [Memorandum ’RBC Responses Vastern Road Reading UK’](https://images.reading.gov.uk/2021/07/6.63-Wind-RBC-Responses.pdf) by RWDI Ref 1901994 dated and received 09/07/2020 |
| 1.156 | Email from Berkeley Homes [‘FW: 55 Vastern Rd, Reading (200188)’](https://images.reading.gov.uk/2021/07/10.154-FW-55-Vastern-Rd-Reading-200188.pdf) 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) |
| 1.157 | Letter from eb7 ltd [‘Re: 53-55 Vastern Road - Daylight and Sunlight additional review response (Version 2)’](https://images.reading.gov.uk/2021/07/6.64-Daylight-Sunlight.pdf), dated and received 10/07/2020 |
| 1.158 | Letter from eb7 ltd [‘Re: 53-55 Vastern Road – Response to Environment Agency’](https://images.reading.gov.uk/2021/07/6.65-Response-to-EA.pdf) dated 14/07/2020, as received 15/07/2020 |
| 1.159 | Email from Berkeley Homes [‘RE: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)’](https://images.reading.gov.uk/2021/07/10.161-RE-55-Vastern-Road-Reading-181724PREAPP-CPDA-input.pdf), dated and received 20/07/2020 (Document 10.161) |
| 1.160 | Email from Barton Willmore [‘55 Vastern Rd, Reading (200188) - Agenda and attachments for meeting on Monday 14th September’](https://images.reading.gov.uk/2021/07/10.186-EXTERNAL-55-Vastern-Rd-Reading-200188-Agenda-and-attachments-for-meeting.pdf), dated and received 10/09/2020 (Document 10.186) |
| 1.161 | [RBC Highway 2nd Response Technical Note](https://images.reading.gov.uk/2021/07/6.73-RBC-Highway-2nd-Response.pdf) Ref TN005 by Stantec dated 09/09/2020, as received 10/09/2020 |
| 1.162 | [Figure 1 and Figure 2 visuals png files](https://images.reading.gov.uk/2021/07/10.186-EXTERNAL-55-Vastern-Rd-Reading-200188-Agenda-and-attachments-for-meeting.pdf), as received 10/09/2020 (included in Document 10.186 pages 20-21) |
| 1.163 | [Policy Assessment Note: North/South Shared Pedestrian Cycle Route](https://images.reading.gov.uk/2021/07/6.74-Policy-Assessment-Note-north-south-shared-pedestrian.pdf) by Barton Willmore dated 24/09/2020, as received 25/09/2020 |
| 1.164 | [RBC Highway 3rd Response & Vastern Road Crossing Technical Note](https://images.reading.gov.uk/2021/07/6.75-RBC-Highway-3rd-response-Vastern-Rd-Crossing.pdf) Ref TN006 by Stantec dated 24/09/2020, as received 25/09/2020 |
| 1.165 | Email from Berkeley Homes [‘FW: 55 Vastern Rd, Reading (200188)’](https://images.reading.gov.uk/2021/07/10.203.1-FW-55-Vastern-Rd-Reading-200188_Part1.pdf), dated and received 05/10/2020 (Document 10.203) |
| 1.166 | [Letter from 24 Acoustics](https://images.reading.gov.uk/2021/07/10.203.1-FW-55-Vastern-Rd-Reading-200188_Part1.pdf) Ref R8220-4 Rev 0, dated 01/10/2020, as received 05/10/2020 (page 29-30) |
| 1.167 | Email from Berkeley Homes [‘FW: 55 Vastern Rd, Reading (200188)’](https://images.reading.gov.uk/2021/07/10.206-FW-55-Vastern-Rd-Reading-200188.pdf), dated and received 07/10/2020 (Document 10.206) |
| 1.168 | Email from Berkeley Homes [‘CONFIDENTIAL - 53-55 Vastern Road, Reading (200188)’](https://images.reading.gov.uk/2021/07/10.215-53-55-Vastern-Road-Reading-200188.pdf), dated and received 19/10/2020 (Document 10.215) |
| 1.169 | Letter from Berkeley Homes [‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’](https://images.reading.gov.uk/2021/07/6.91-Cover-Letter.pdf), dated and received 12/11/2020 |
| 1.170 | [The Old Power Station, Design Addendum](https://images.reading.gov.uk/2021/07/6.92-Design-Addendum.pdf) by Berkeley Homes dated and received 12/11/2020 |
| 1.171 | Email from Berkeley Homes [‘Vastern Road, Reading (200188)’](https://images.reading.gov.uk/2021/07/10.232-Vastern-Road-Reading-200188.pdf), dated and received 10/12/2020 (Document 10.232) |
| 1.172 | 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) [Part 1](https://images.reading.gov.uk/2021/07/6.67.1-Strategic-Shared-Cycle-Footway-Part-1.pdf) [Part 2](https://images.reading.gov.uk/2021/07/6.67.2-Strategic-Shared-Cycle-Footway-Part-2.pdf) |
| 1.173 | Letter from Berkeley Homes [‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’](https://images.reading.gov.uk/2021/07/6.127-Cover-Letter-to-RBC.pdf) dated and received 14/01/2021 |
| 1.174 | 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](https://images.reading.gov.uk/2021/07/6.125.2-Viability-Appraisal-Executive-Summary-Updated.pdf), by Berkeley Homes, dated January 2021, as received 14/01/2021 |
| 1.175 | Email from Berkeley Homes [‘RE: Vastern Road, Reading (200188)’](https://images.reading.gov.uk/2021/07/10.246-RE-Vastern-Road-Reading-200188.pdf), dated and received 19/01/2021 (Document 10.246) |
| 1.176 | [Appendix XXX – Planning Obligations](https://images.reading.gov.uk/2021/07/10.262-Vastern-Road_-Reading-200188.pdf), as received 16/03/2021 (included in Document 10.262) page 5 |
| 1.177 | Email from Berkeley Homes [‘RE: 55 Vastern Rd (200188) - Energy review’](https://images.reading.gov.uk/2021/07/10.266-RE_-55-Vastern-Rd-200188-Energy-review.pdf), dated and received 22/03/2021 (Document 10.266) |
| 1.178 | [Letter from Barton Willmore ‘200188 Committee Report – errors and inaccuracies’ Ref 28876/A3/EF/KC](https://images.reading.gov.uk/2021/07/10.271-200188-Vastern-Road-Committee-Report-%E2%80%93-errors-and-inaccuracies.pdf), dated and received 29/03/2021 |
| 1.179 | Viability Assessment by Berkeley Homes Ref VR/Planning Rev R1, as received 03/02/2020 [Part 1](https://images.reading.gov.uk/2021/06/5.29-Viability-Assessment-PC.pdf) [Part 2](https://images.reading.gov.uk/2021/06/5.29-Viability-Assessment-PC_Part1.pdf)  [Part 3](https://images.reading.gov.uk/2021/06/5.29-Viability-Assessment-PC_Part2.pdf) |
| 1.180 | [Email from Berkeley Homes ‘RE: 55 Vastern Road ref 200188’ dated and received 02/09/2020](https://images.reading.gov.uk/2021/07/10.275-RE_-55-Vastern-Road-ref-200188.pdf) (Document 10.275) |
| 1.181 | [Vastern Road, Reading Summary of Appraisal Inputs](https://images.reading.gov.uk/2021/10/CD-1.181-Summary-of-Appraisal-Inputs-02-09-20.pdf) dated and received 02/09/2020 |
| 1.182 | Letter from Berkeley Homes, [55 Vastern Road. Ref 200188](https://images.reading.gov.uk/2021/10/CD-1.182-55-Vastern-Rd-Response-121020.pdf), dated and received 12/10/2020 |
| 1.183 | Vastern Road, Reading, [Summary of Appraisal Inputs](https://images.reading.gov.uk/2021/10/CD-1.183-Summary-of-Appraisal-Inputs-09-10-20.pdf) dated 09/10/2020, as received 12/10/2020 |
| 1.184 | Letter from Berkeley Homes ‘[Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)](https://images.reading.gov.uk/2021/10/CD-1.184-Letter-to-RBC-re-Affordable-Housing-14-10-20.pdf)’ dated and received 14/10/2020 |
| 1.185 | The Old Power Station Vastern Road, Reading [Updated Appraisal Jan 21 Development Appraisal Licensed Copy 13 January 2021](https://images.reading.gov.uk/2021/07/6.125.1-Viability-Appraisal-PC.pdf), as received 14/01/2021 |
|  |  |
| ***CD2*** | ***Committee Report and Decision Notice*** |
| 2.1 | [Officer’s Report](https://images.reading.gov.uk/2021/07/committee-report.pdf) |
| 2.2 | [Officer’s Update Report](https://images.reading.gov.uk/2021/07/update-report-for-committee-and-written-submissions-31.3.21.pdf.pdf) |
| 2.3 | [Minute of committee meeting](https://images.reading.gov.uk/2021/07/Minutes-03.03.21.pdf) |
| 2.4 | [Decision Notice](https://images.reading.gov.uk/2021/07/Appendix-5.-Decision-Notice.pdf) |
|  |  |
| ***CD3*** | ***The Development Plan*** |
|  | [Reading Borough Local Plan Adopted November 2019](https://www.reading.gov.uk/planning/55-vastern-road/#Reading-Local-Plan-Policies) |
| 3.1 | Policy [CC1: Presumption in Favour of Sustainable Development](https://images.reading.gov.uk/2021/07/CC1.pdf) |
| 3.2 | Policy [CC2: Sustainable Design and Construction](https://images.reading.gov.uk/2021/07/CC2.pdf) |
| 3.3 | Policy [CC3: Adaption to Climate Change](https://images.reading.gov.uk/2021/07/CC3.pdf) |
| 3.4 | Policy [CC4: Decentralised Energy](https://images.reading.gov.uk/2021/08/3.-Appendix-B-Policy-CC4.pdf) |
| 3.5 | Policy [CC5: Waste Minimisation and Storage](https://images.reading.gov.uk/2021/07/CC5.pdf) |
| 3.6 | Policy [CC6: Accessibility and the Intensity of Development](https://images.reading.gov.uk/2021/07/CC6.pdf) |
| 3.7 | Policy [CC7: Design and the Public Realm](https://images.reading.gov.uk/2021/07/CC7-Local-Plan-2019.pdf) |
| 3.8 | Policy [CC8: Safeguarding Amenity](https://images.reading.gov.uk/2021/07/CC8-Local-Plan-2019.pdf) |
| 3.9 | Policy [CC9: Securing Infrastructure](https://images.reading.gov.uk/2021/07/CC9-Securing-Infrastructure.pdf) |
| 3.10 | Policy [EN1: Protection and Enhancement of the Historic Environment](https://images.reading.gov.uk/2021/07/EN1.pdf) |
| 3.11 | Policy [EN2: Areas of Archaeological Significance](https://images.reading.gov.uk/2021/07/EN2.pdf) |
| 3.12 | Policy [EN4: Locally Important Heritage Assets](https://images.reading.gov.uk/2021/07/EN4.pdf) |
| 3.13 | Policy [EN6: New Development in a Historic Context](https://images.reading.gov.uk/2021/07/EN6.pdf) |
| 3.14 | Policy [EN7: Local Green Space and Public Open Space](https://images.reading.gov.uk/2021/07/EN7.pdf) |
| 3.15 | Policy [EN9: Provision of Open Space](https://images.reading.gov.uk/2021/07/EN9.pdf) |
| 3.16 | Policy [EN10: Access to Open Space](https://images.reading.gov.uk/2021/07/EN10-local-plan-2019.pdf) |
| 3.17 | Policy [EN11: Waterspaces](https://images.reading.gov.uk/2021/07/EN11.pdf) |
| 3.18 | Policy [EN12: Biodiversity and the Green Network](https://images.reading.gov.uk/2021/07/EN12.pdf) |
| 3.19 | Policy [EN13: Major Landscape Features and Areas of Outstanding Natural Beauty](https://images.reading.gov.uk/2021/07/EN13.pdf) |
| 3.20 | Policy [EN14: Trees, Hedges and Woodland](https://images.reading.gov.uk/2021/07/EN14.pdf) |
| 3.21 | Policy [EN15: Air Quality](https://images.reading.gov.uk/2021/07/EN15.pdf) |
| 3.22 | Policy [EN16: Pollution and Water Resources](https://images.reading.gov.uk/2021/07/EN16-Local-Plan-2019.pdf) |
| 3.23 | Policy [EN18: Flooding and Drainage](https://images.reading.gov.uk/2021/07/EN18.pdf) |
| 3.24 | Policy [EM3: Loss of Employment Land](https://images.reading.gov.uk/2021/07/EM3.pdf) |
| 3.25 | Policy [H1: Provision of Housing](https://images.reading.gov.uk/2021/07/H1.pdf) |
| 3.26 | Policy [H2: Density and Mix](https://images.reading.gov.uk/2021/07/H2.pdf)  |
| 3.27 | Policy [H3: Affordable Housing](https://images.reading.gov.uk/2021/07/H3.pdf)  |
| 3.28 | Policy [H5: Standards for New Housing](https://images.reading.gov.uk/2021/07/H5.pdf) |
| 3.29 | Policy [H10: Private and Communal Outdoor Space](https://images.reading.gov.uk/2021/07/H10.pdf) |
| 3.30 | Policy [TR1: Achieving the Transport Strategy](https://images.reading.gov.uk/2021/07/TR1.pdf) |
| 3.31 | Policy [TR3: Access, Traffic and Highway-related Matters](https://images.reading.gov.uk/2021/07/TR3-Local-Plan-2019.pdf) |
| 3.32 | Policy [TR4: Cycle Routes and Facilities](https://images.reading.gov.uk/2021/07/TR4.pdf)  |
| 3.33 | Policy [TR5: Car and Cycle Parking and Electric Vehicle Charging](https://images.reading.gov.uk/2021/07/TR5.pdf) |
| 3.34 | Policy [RL1: Network and Hierarchy of Centres](https://images.reading.gov.uk/2021/07/RL1.pdf)  |
| 3.35 | Policy [RL2: Scale and Location of Retail, Leisure and Culture Development](https://images.reading.gov.uk/2021/07/RL2.pdf) |
| 3.36 | Policy [OU5: Shopfronts and Cash Machines](https://images.reading.gov.uk/2021/07/OU5.pdf)  |
| 3.37 | Policy [CR1: Definition of Central Reading](https://images.reading.gov.uk/2021/07/CR1-Local-Plan-2019.pdf) |
| 3.38 | Policy [CR2: Design in Central Reading](https://images.reading.gov.uk/2021/07/CR2-Local-Plan-2019.pdf) |
| 3.39 | Policy [CR3: Public Realm in Central Reading](https://images.reading.gov.uk/2021/07/CR3.pdf) |
| 3.40 | Policy [CR4: Leisure, Culture and Tourism in Central Reading](https://images.reading.gov.uk/2021/07/CR4.pdf) |
| 3.41 | Policy [CR6: Living in Central Reading](https://images.reading.gov.uk/2021/07/CR6.pdf) |
| 3.42 | Policy [CR10: Tall Buildings](https://images.reading.gov.uk/2021/08/4.-Appendix-C-Policy-CR10.pdf) |
| 3.43 | Policy [CR11: Station/River Major Opportunity Area](https://images.reading.gov.uk/2021/07/CR11.pdf) |
|  |  |
| ***CD4*** | ***Relevant Appeal Decisions*** |
|  |  |
| ***CD5*** | ***CD5 Relevant Judgements*** |
|  |  |
| ***CD6*** | ***Other***  |
| 6.1 | [National Design Guide](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf) (Amended January 2021) |
| 6.2 | [National Model Design Code](https://www.gov.uk/government/publications/national-model-design-code) (January 2021) |
| 6.3 | [RBC Reading Station Area Framework SPD](https://images.reading.gov.uk/2021/07/Reading-Station-Area-Framework.pdf) (adopted December 2010) |
| 6.4 | ***n/a*** |
| 6.5 | [RBC Affordable Housing SPD](https://images.reading.gov.uk/2021/07/Affordable-Housing-SPD-Adopted-March-2021.pdf) (March 2021) |
| 6.6 | [RBC Employment, Skills and Training SPD](https://images.reading.gov.uk/2021/07/Employment-Skills-And-Training-Supplementary-Planning-DocumentApr13.pdf) (April 2013) |
| 6.6b | [RBC Revised Parking Standards and Design SPD](https://images.reading.gov.uk/2021/07/Supplementary-Planning-Document-Revised-Parking-Standards-and-Design.pdf) (October 2011) |
| 6.7 | [RBC Planning Obligations under Section 106 SPD](https://images.reading.gov.uk/2021/07/S106-Planning-Obligations-SPD-Adopted-April-2015.pdf) (April 2015) |
| 6.8 | [RBC Sustainable Design and Construction SPD](https://images.reading.gov.uk/2019/12/Sustainable-Design-and-Construction-SPD-Adopted-December-19.pdf) (December 2019) |
| 6.9 | [Reading Borough Council Tree Strategy](https://images.reading.gov.uk/2021/07/Tree-Strategy-March-2021.pdf) (March 2021) |
| 6.10 | [Reading Biodiversity Action Plan](https://images.reading.gov.uk/2021/07/Biodiversity-Action-Plan-March-2021.pdf) (March 2021) |
| 6.11 | [BRE Site Layout Planning for Daylight and Sunlight](https://images.reading.gov.uk/2021/07/BRE-Oct-2011-Site-layout-planning-for-Daylight-and-sunlight.pdf) – A guide to good practice, 2nd edition (2011) |
| 6.12 | [DCLG Technical housing standards](https://images.reading.gov.uk/2021/07/DCLG_Nationally_Described_Space_Standard.pdf) – nationally described space standard (2015) |
| 6.13 | [Historic Environment Good Practice Advice in Planning Note 2](https://images.reading.gov.uk/2021/07/Managing-Significance-in-Decision-Taking-in-the-Historic-Environment.pdf): Managing Significance in Decision-Taking (Historic England, 2015a) |
| 6.14 | [Historic England Advice Note 7 (2nd edition)](https://images.reading.gov.uk/2021/07/HEAG301-Local-Heritage-Listing-HEAN7.pdf) Local Heritage Listing: Conservation Principles, Identifying and Conserving Local Heritage (Historic England, 2021) |
| 6.15 | [Natural Environment and Rural Communities (NERC) Act](https://images.reading.gov.uk/2021/07/NERC-Act-2006.pdf) 2006 |
| 6.16 | [Local Transport Note 1/20 Cycle Infrastructure Design](https://images.reading.gov.uk/2021/07/cycle-infrastructure-design-ltn-1-20.pdf) dated July 2020 (Department for Transport) |
| 6.17 | [Manual For Streets 2007](https://images.reading.gov.uk/2021/07/manforstreets-2007.pdf) (Department for Transport) |
| 6.18 | [CD 195 - Designing for cycle traffic](https://images.reading.gov.uk/2021/07/CD-195-version-1.0.1-Designing-for-cycle-traffic-web.pdf) (Standards for Highways Version 1.0.1 2021) |
| 6.19 | [Local Cycling and Walking Improvement Plan 2020-2030](https://images.reading.gov.uk/2021/07/RBC-Local-Cycling-and-Walking-Infrastructure-Plan-2019.pdf) (LCWIP) (November 2019) |
| 6.20 | [Inclusive Mobility](https://images.reading.gov.uk/2021/07/inclusive-mobility-2005.pdf) (Department for Transport) 2005 |
| 6.21 | [The Reading Climate Change Partnership’s (RCCP) Reading Climate Emergency Strategy](https://images.reading.gov.uk/2021/07/READING-CLIMATE-EMERGENCY-STRATEGY-2020-25-Final.pdf) 2020-25 (November 2020) |
| 6.22 | [Reading Tall Building Strategy](https://images.reading.gov.uk/2021/08/5.-Appendix-D-Reading-Tall-Building-Strategy.pdf) (Entec for RBC) 2008 |
| 6.23 | [Reading Tall Buildings Strategy Update Note](https://images.reading.gov.uk/2021/10/CD-6.23_Tall_Buildings_Strategy_2018_Update_Note.pdf) 2018 |
| 6.24 | [British Standard 4142: 2014 + A1: 2019 Methods for rating and assessing industrial and commercial sound](https://images.reading.gov.uk/2021/10/CD-6.24-BS-4142-2014A1-2019-N-Parsons-Senior-Consumer-Protection-Officer-RBC.pdf) – BSI Standards Publication |
| 6.25 | [British Standard 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings](https://images.reading.gov.uk/2021/10/CD-6.25-BS8233_2014-Guidance-on-Sound-Insulation-and-Noise-Reduction-for-Buildings.pdf) – BSI Standards Publication |
| 6.26 | [NANR45 Procedure for the assessment of low frequency noise disturbance](https://images.reading.gov.uk/2021/10/CD-6.26-NANR45-procedure_rev1_23_12_2011.pdf) Revision 1 2011.  |
| 6.27 | [Pro PG Planning and Noise dated May 2017](https://images.reading.gov.uk/2021/10/CD-6.27-ProPG-Planning-and-Noise-May-2017.pdf) (Association of Noise Consultants, Institute of Acoustics, Chartered Institute of Environmental Health).  |
| 6.28 | [Acoustics, Ventilation and Overheating – Residential Design Guide](https://images.reading.gov.uk/2021/10/CD-6.28-ANC-AVO-Residential-Design-Guide-January-2020-v1.1-1.pdf) dated January 2020 (Association of Noise Consultants & Institute of Acoustics).  |
| 6.29 | Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) Landscape Institute and Institute of Environmental Management & Assessment 2013 RBC does not have an electronic version of this document; an on-line version appears on the Torbay Council website at the following link:  <https://www.torbay.gov.uk/media/15326/68-guidelinesforlandscapeandvisualimpactassessment-_3rd-edition_2013.pdf>  |
| 6.30 | [Design methodology for the assessment of overheating risk in homes](https://images.reading.gov.uk/2021/10/CD-6.30-CIBSE-TM59-2017-Overheating-in-New-Homes.pdf) (CIBSE TM59: 2017) |
| 6.31 | [Overheating in New Homes – Tool and guidance for identifying and mitigating early stage overheating risks in new homes](https://images.reading.gov.uk/2021/10/CD-6.31-GHA-Overheating-in-New-Homes-Tool-and-Guidance.pdf) (Good Homes Alliance 2019) |
| 6.32 | [British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction](https://images.reading.gov.uk/2021/10/CD-6.32-BS5837-2012-Trees.pdf) – BSI Standards Publication |
| 6.33 | [Noise and vibration control for building services systems, CIBSE Guide B4:2016](https://images.reading.gov.uk/2021/10/CD-6.33-CIBSE-B4-2016-Noise-and-vibration-control-for-building-services-systems_.pdf) Chartered Institute of Building Services Engineers, dated June 2016. (Added to the Core Documents List on 22/10/2021 by Reading Borough Council, following reference to this document within the Rebuttal Proof of Reuben Peckham of 24 Acoustics [Ref R8848-8 Final rev 2], as received by RBC on 18/10/2021. |
|  | ***END*** |