

From: [REDACTED]
To: [Dyson, Alison](#)
Cc: [Planning Administration](#); [Crosbie, James](#)
Subject: Re: Public Enquiry today - Appeal by Berkeley Homes (Oxford & Chiltern) Ltd
Date: 26 October 2021 09:30:28
Attachments: [Christchurch Meadows Bridge Shadows Nov 2020.pptx](#)

Further to below mail, attached photos of the Pedestrian Bridge shadow cast in November 2020 (5th and 15th) across the Thames Path, the Thames and Christchurch Meadows.

In the absence of a confirmed building height, using the Pedestrian Bridge Apex as a proxy for the planned Berkeley Homes development this demonstrates the huge shadow that a solid block building facade will extend across the entirety of the park.

The November 5th photos still a full 6 weeks from Winter Solstice when I believe sun is at it's lowest and casting longest shadows.

More photos to follow. Kind regards, Kryś

From: Kryś Jankowski
Sent: 26 October 2021 08:42
To: alison.dyson@planninginspectorate.gov.uk <alison.dyson@planninginspectorate.gov.uk>
Cc: planning.administration@reading.gov.uk <planning.administration@reading.gov.uk>
Subject: Public Enquiry today - Appeal by Berkeley Homes (Oxford & Chiltern) Ltd

FAO The Planning Inspectorate, Alison Dyson

I am terribly sorry for the late submission of my opinion and overwhelming support for RBC in the case of the above. I moved to Reading in 2000 and have been a property owner since 2006, I have lived directly between Reading Bridge and Caversham Bridge on the riverside as a London Commuter and a work-from-homer for the past 15 years. It is a completely unique environment, having such fabulous access to a big town and yet providing such a haven of a blue and green surround. We have delighted in watching the successive years of Swallows and Crested Grebes nest and rear their young here. I have walked my dog for thousands of miles in this immediate area that we love.

My serious concerns regarding Berkeley's proposal and their handling of the public are below. I attended two of the Public Exhibitions/Consultation on the development.

- **Lack of responsiveness to concerns.** (1) Grave concern regarding the height of the development has been a constant with public, media and policy. 11 storeys on the waterfront is offensive and will be devastating to the surrounds. Berkeley's response in the last round of amends was to reduce the height of the entire building by about a foot, I was informed in person when I asked that they had reduced ceilings in each flat by a couple of inches. This spoke of a developer completely

ignoring public feeling and having no regard for concern, current precedent, skyline, sunlight, shadow or any of the long term repercussions that the community will have to live with. (2) The same can be said for the 'connectivity' that Berkeley have decided they know best how to define for us who live here. As a long-term resident and heavy user of the area the strongest lines of connectivity between Reading and Christchurch meadows/Caversham lie visually from the elevated Pedestrian Bridge towards town and from the uppermost platform of the Railway station looking out to the North. The current development plans will slice straight through those. Instead replacing a current walkway, with a narrow and more overshadowed walkway. Berkeley have again showed no willingness to onboard what connectivity means to the local community (this was also input at both opportunities - via feedback form and conversation) instead sticking to their own narrow and self-serving definition. In both instances Berkeley have acted arrogantly and ignorantly, ploughing on with their plan regardless of input and feeling.

- **Lack of transparency when questioned** - I was keen to understand the total height of the development yet not one Berkeley-employed individual was able to provide me with a number, even pall park, at the last Consultation that I attended. I asked if in the absence of this information it would be a fair assumption that the building was at least as tall as the apex of the Pedestrian Bridge and affirmation was avoided. I asked if any of the other drawings provided a benchmark and was told that they were not to scale. This lack of clarity concerns me greatly as it has a massive affect on the biggest long-term affect that this development will have and that is the access to sunlight and the sky. The position of the proposed build is going to be very dominant and intimidating to everything to the North of it in particular - from the towpath, the Bridge and the park. A vast area of park, towpath and river that is currently exposed to sunlight is going to be deprived for significant proportions of the year. None of the shadow studies nor the artists impressions illustrated at all the impact of the huge structure and it's visual, environmental and sensory impact. Photographs and plans submitted were highly selective, if I was a harsher person I would say negligently/fraudulently selected in order to not provide a full picture. I will forward separately the photo's I have that illustrate some of these points.

I have many more concerns, regarding the impact to the environment, to the community, to the land, the river and to the wildlife. Concerns regarding acoustics, level of disruption in the medium and long term, but most significantly in all of this, and driving all of those - is the ability of the developer to be transparent and willing to listen. They have sadly proven that their only goal is their own profit and plan.

This development is completely the wrong next step for this absolutely unique stretch of river. It will have a tragic impact on the sunlight, skyline, wildlife, connectivity, usability, pleasure and presentation of the Thames path, the linking Pedestrian Bridge and on Christchurch Meadows. It paves the way for us gradually becoming Hammersmith on the South side. We might not be Henley or Marlow, but why would we want to become

Hammersmith, or look at Hammersmith (from the North)? People are moving away from cities, high-rises and disruption. People (including ourselves), understand the privilege and value of this piece of countryside in the town and it will be the greatest tragedy to trash it, devalue it and take away from the huge benefit it brings to the area. Reading Borough Council are fully supported in rejecting this development and we would ask for that to please not be reversed.

In my opinion this area, and more of the Thames surrounds, should be preserved and protected for the completely priceless asset that it is to the nation. I do not believe that the build line should exceed existing precedent between the two bridges and between the Thames path and Vastern Road.

Photographs to follow. With hope, and a highly invested ask to please uphold the existing RBC rejection. Kind regards,

Krys

Christchurch Meadows looking South
towards Thames path.

Apex of the shadow of the Pedestrian Bridge
stretching almost all of the way across the
parkland. Shadow felt for a very long
distance.

5 November 2020, 13:29
(21st December Solstice)





Christchurch Meadows looking South East towards Thames path.

Apex of the shadow of the Pedestrian Bridge stretching almost all of the way across the parkland. Shadow felt for a very long distance.

5 November 2020, 13:30
(21st December Solstice)

Christchurch Meadows looking North
towards

Elliotts Way/Patrick Road

Apex of the shadow of the Pedestrian Bridge
stretching almost all of the way across the
parkland.

15 November 2020, 13:09
(21st December Solstice)

