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Our Ref: 200188/FUL
Your Ref: APP/E0345/W/21/3276463

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25th October 2021

Your contact is: **Mark Worringham, Planning Section**

Dear Madam,

Re. Appeal Reference APP/E0345/W/21/3276463 at 55 Vastern Road, Reading, RG1 8BU

The Council wishes to submit additional Inquiry Documents at this stage, comprising representations submitted in 2017 and 2018 on behalf of SSE to consultation stages on the Local Plan. The reason for submission of these documents at this stage is set out below.

The Rebuttal: Design provided by Dave Taylor on behalf of the Appellant (dated 12th October 2021) refers in paragraph 2.57 to a 2019 letter from Berkley Homes (Western) that states that the last formal representations made to the Council by SSE were in 2009 and 2010. The letter was included as Appendix 2 to the Planning and Affordable Housing Statement submitted in February 2020 as part of the planning application forming the subject of this appeal. This letter states that:

“SSE has confirmed that in the past eight years they have not made any formal representations to the local plan regards the allocation of this site. The last formal representations were made back in 2009 and 2010 by Steven Walters of BNP Paribas on behalf of SSE.”

The letter from Berkley Homes (Western), and therefore the Rebuttal by Mr Taylor, is incorrect. SSE made two formal representations on the Local Plan as set out below:

- Representations to the Draft Local Plan made on 13th June 2017 by Cushman and Wakefield on behalf of SSE
- Representations to the Pre-Submission Draft Local Plan made on 26th January 2018 by Savills on behalf of SSE

Both of these documents refer directly to the allocation of the Riverside site now referred to as CR11g in the Reading Borough Local Plan. The 2017 representations by Cushman and Wakefield refer specifically to an intention to relocate the two large substations in the centre of the site to enable the creation of the pedestrian route.

Mr Taylor's paragraph 2.57 also mentions that SSE did not make representations for the site during the 2017 Reading Housing Land Availability Assessment (HELAA). For clarity, the HELAA was an evidence document which was not open for representations, and therefore no representations were received by any landowner. It is possible that Mr Taylor is referring to the Local Plan Call for Sites exercises carried out in January-March 2014 and September-October 2015 which resulted in a number of sites being nominated and considered by the HELAA. It is correct that the site was not promoted by SSE through these exercises, but, as was specifically stated on the respective Call for Sites nomination forms for both exercises, there was no need to nominate sites if they were already included as allocated sites within a DPD, as these would be reviewed in any case. Site CR11g was already allocated in the Reading Central Area Action Plan, adopted in 2009, so there would have been no need to make a nomination.

We would be grateful for confirmation that these documents will be accepted at this stage please?

Yours sincerely

pp. *Jonathan Maxwell*

Mark Worringham
Planning Policy Team Leader

Copies to (via email):

Emily Ford of Barton Willmore on behalf of the Appellant
Sebouh Sarafian of the Thames Path Residents Association on behalf of the Rule 6 Party