

55 Vastern Road, Reading, RG1 8QT

Statement of Common Ground
between
Berkeley Homes (Oxford and Chiltern) Ltd and Reading Borough Council
Application Reference: 200188
Appeal Reference: APP/E0345/W/21/3276463

Third Addendum

Appellant Reference: 28876/A5/P13a
LPA Reference: 200188

November 2021

1.0 Introduction

- 1.1 This Third Addendum to the Statement of Common Ground (TASoCG) has been prepared by Barton Willmore LLP on behalf of Berkeley Homes (Oxford & Chiltern) Ltd (hereafter referred to as 'the Appellant') and was submitted to the Local Planning Authority Reading Borough Council ('RBC') on 3rd November 2021. The TASoCG (signed by both the Appellant and RBC) is submitted to the Planning Inspectorate on 5th November 2021. It is to be read in parallel with the SoCG signed on 17th September 2021, Addendum to the SoCG signed on 28th September 2021 and Second Addendum to the SoCG signed on 15th October 2021 in respect of the planning appeal at 55 Vastern Road, Reading (APP/E0345/W/21/3276463).
 - 1.2 The Appellant and RBC have continued to engage following the agreement of the main SoCG and have agreed further matters of common ground in respect of transport matters.
 - 1.3 This TASoCG does not repeat the content of the previously agreed SoCG, ASoCG and SASoCG and instead only provides amended and additional text. It should be read in parallel with the previously agreed documents.
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2.0 Transport

- 2.1 The Appellant's Transport Proof of Evidence (PoE) includes a revised option for the Towpath Access, (Appendix F, Berkeley Drawing Number 448.LAND.SK.101). This drawing shows the provision of a 1:21 gradient connection from the site to the towpath and is included at Appendix A.
- 2.2 The Appellant has confirmed that this new drawing is acceptable to them and wishes to formally amend the appeal proposal development for this drawing to be taken into account in determining the appeal. The plan at Appendix A therefore replaces the relevant previously submitted scheme drawings.
- 2.3 Both main parties agree that the nature of this change is such that it would comply with the Wheatcroft Principles, as explained at Section M.2 to Annexe M of The Planning Inspectorate's Procedure Guide: Planning appeals – England (updated 13 October 2021).
- 2.4 On the basis that this design alteration will replace the submitted drawing, the Highway Authority are now satisfied that a suitable access connection to the towpath will be made for both pedestrians and cyclists.
- 2.5 In this regard, RBC withdraws its objections raised within Section 4.4 of Mr Cook's PoE 'Southern Towpath Access', subject to the drawing number 448.LAND.SK.101 being included within the list of plans at condition 2 of Appendix F of the SoCG. This shall ensure that the development is actually carried out in accordance with the approved plan. Furthermore, the following specific condition is also agreed between the parties:

Prior to the first occupation of any residential unit within Block E (Christchurch Wharf) or Block F (The Coal Drop Building) the towpath access leading to the River shall be completed in accordance with approved plan 448.LAND.SK.101 Towpath Access - 1:21. The towpath access shall thereafter be retained and maintained as such thereafter.

Reason: To ensure that a suitable access connection to the towpath is made for both pedestrians and cyclists, in accordance with Policies TR3, TR4 and CR11 of the Reading Borough Local Plan 2019.

3.0 DECLARATIONS

3.1 The above matters have been agreed by RBC and the Appellant.

Signed and dated on behalf of Reading Borough Council

Jonathan Markwell

Date 05/11/2021

Jonathan Markwell, Principal Planning Officer, Reading Borough Council

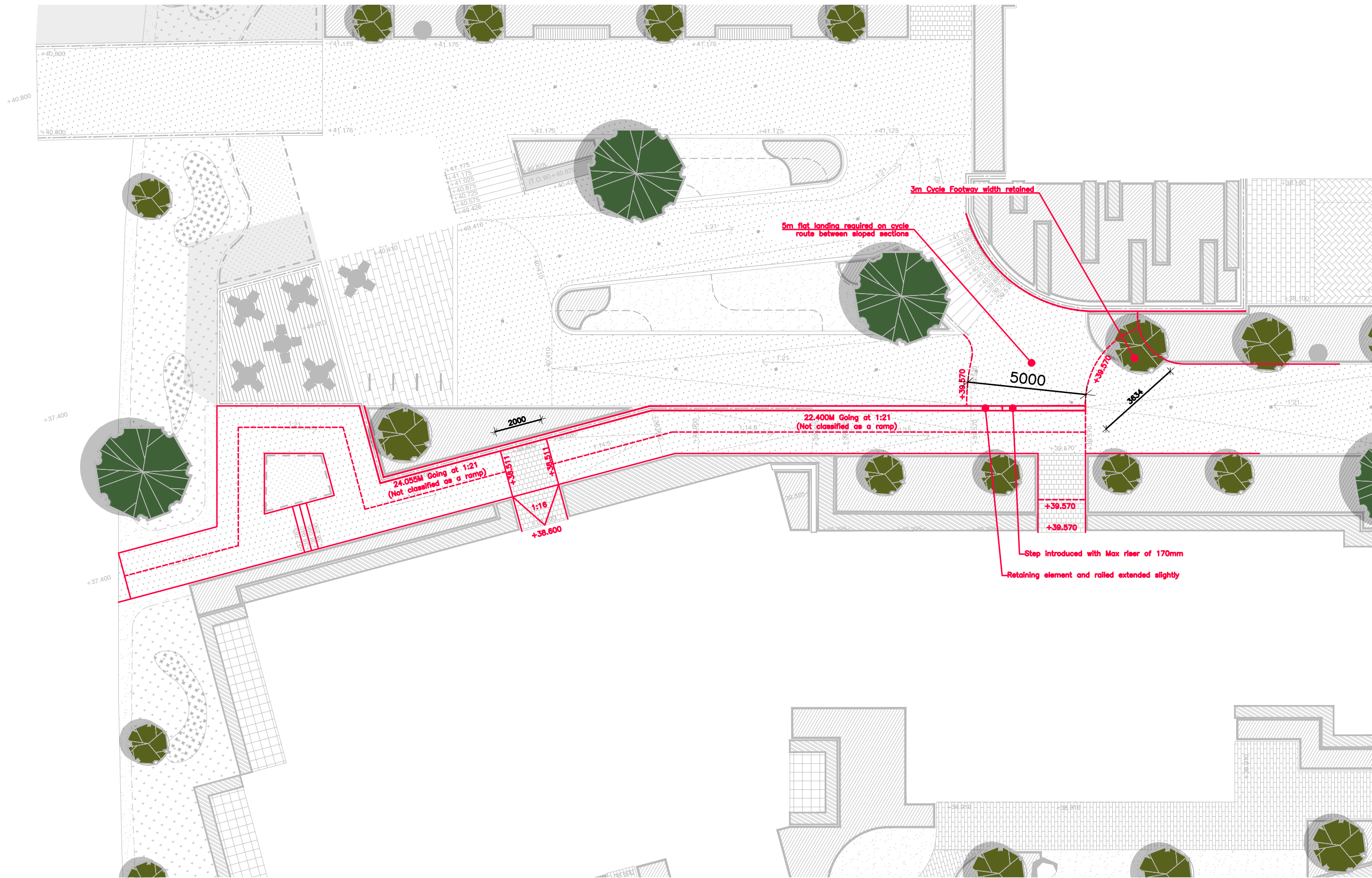
Signed and dated on behalf of the Appellant

Kim Cohen

Date 05/11/2021

Kim Cohen, Partner, Barton Willmore

Appendix A



project
VASTERN ROAD

drawing
Towpath Access - 1:21

date
 September 2021

scale @ a3
 1:150

drawn
 TN

drawing number
448.LAND.SK.101 /

revision

revision	date	prepared	description

Berkeley
 Designed for life

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