

From: [Conlon, Brian](#)
To: [Marie Jasper](#)
Subject: RE: 200328/OUT - Vastern Court Retail Park
Date: 15 June 2021 19:31:00
Attachments: [image001.png](#)
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[image007.jpg](#)
[image008.jpg](#)

Hi Marie,

Many thanks. A few observations to make regarding additional schemes you need to consider in your assessment:

6	52 to 55 Friar Street and 12 Greysfriars Road, Reading RG1 1DX	162210	3 years expired on 20/3/21 – not implemented as far as I am aware, no discharge of conditions either. But you may be able to find out more as BW London were the agents I believe.
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8	Former SSE site		BW ppeal lodged 4/6/21.
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I have considered the following developments to be too distant from the application site to be considered:

- Gas Holder site (end of Kenavon Dr) 190627 (Believe RBC are awaiting legal agreement to be completed)
- Rivermead Leisure centre redevelopment (Approved)

However, I'll leave the final say to your ES team to consider whether they warrant inclusion.

I can also confirm receipt for the revised Certificate B. These will be attached to the file. We look forward to the revised submission package.

Many thanks

Brian

Brian Conlon BA Hons MSC MRTPI
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From: Marie Jasper <marie.jasper@bartonwillmore.co.uk>

Sent: 09 June 2021 17:56

To: Conlon, Brian <Brian.Conlon@reading.gov.uk>

Subject: RE: 200328/OUT - Vastern Court Retail Park

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Hi Brian,

I hope you're well.

As you are aware, we are in the process of making revisions to the Reading Station Park outline planning application, including an addendum to the Environmental Statement.

As requested below, please can you confirm the latest position in relation to cumulative schemes listed and advise whether there are any additional schemes we need consider in our assessments.

I look forward to hearing from you.

Kind regards
Marie

Marie Jasper
Planning Director



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From: Marie Jasper

Sent: 20 April 2021 16:08

To: 'Conlon, Brian' <Brian.Conlon@reading.gov.uk>

Subject: RE: 200328/OUT - Vastern Court Retail Park

Dear Brian,

Thanks for issuing the diary invite for our meeting on Thursday to discuss Reading Station Park.

As discussed, we are in the process of making revisions to the outline planning application. In this regard it would be helpful if you could confirm the latest position in relation to cumulative schemes, and whether there are any additional schemes we need to be aware of. I set out below the table of cumulative schemes assessed in the original application/ES:

Table 2.3: Description of Cumulative Schemes				
No	Address	App. Ref.	Description of Cumulative Scheme	Assessment Approach
Approved Projects (including Resolution to Approve)				
1	Former BMW Site – Thames Quarter	190809	Erection of a part 13-storey, part 23 storey building comprising 335 apartments in a mix of studio, one-bedroom, two-bedroom and three- bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, post room, ancillary back-of-house facilities, 335 secure cycle parking spaces, car parking spaces, landscaping, and associated works.	Quantitative
2	Station Hill	151426 and 151427 (as varied by 190441 and 190442 which relate to non-compliance with conditions)	Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street and 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development.	Quantitative
		190465	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot E within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190442 and submission of details for approval pursuant to conditions attached to that permission. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 'Build to Rent' residential units (Use Class C3), 1,151 m ² (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).	
		190466	Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F within the development site known as Station Hill submitted pursuant	

			to Outline Planning Permission ref. 190441, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise construction of a 12 storey (plus basement storey) building containing 168 Build to Rent residential units (Use Class C3), 390 m ² (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5, D2), 656 m ² (GEA) of leisure floorspace (Use Class D1 or D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).	
3	Kenavon Drive	170509	Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3-bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works.	Quantitative
4	Land between Weldale Street and Chatham Street, Reading	170326	Demolition of all existing buildings (including three retail units) and structures, and erection of new buildings ranging between lower ground and 4 storeys to lower ground and 11 storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and one flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).	Quantitative
5	29 Station Road Reading, RG1 1LG	181930	Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (Class A1, A2, A3, A4 or A5) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1 st to 16 th floors and offices (Class B1a) at 17 th to 21 st floors, associated servicing from Garrard Street and other associated works(amended description).	Qualitative
6	52 to 55 Friar Street and 12 Greyfriars Road, Reading RG1 1DX	162210	Demolition of existing building and structures (Class A1) and erection of three new buildings ranging between 6 - 12 (and basement) storeys in height to provide 135 (1xstudio, 54x1, 73x2 & 7x3-bed) residential units (Class C3), a flexible Class A1-A5 use at ground floor level fronting onto Friar St, a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor level fronting onto Greyfriars Road, with associated access, parking, servicing,	Quantitative

landscaping and engineering works.

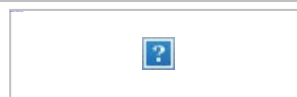
Reasonably Foreseeable Schemes				
7	Network Rail Thames Valley Area site office/ Former Royal Mail site	182252 Validated (allocation CR11e)	Outline application considering access, landscaping, layout and scale involving the demolition of all existing buildings and structures (Classes B1a and B2) and erection of new buildings ranging between basement and 2 - 25 storeys in height, providing 658 (79 x studio, 227x1, 335x2 & 17x3-bed) residential units, office accommodation (Class B1a), flexible ground floor Class A1-3 uses, a community centre(Class D1), health centre uses (Class D1) and various works including car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works.	Quantitative
8	Former Scottish and Southern Energy site	Awaiting application (allocation CR11e)	Demolition of a number of structures on the site and the erection of a new residential scheme (up to 210 units), with a max height of 11 storeys (up to 36 m above ground level) including a new north south pedestrian link, connecting Christchurch Bridge to Vastern Road towards the station as well as drainage infrastructure and landscaping.	Qualitative
9	Broad Street Mall Broad Street Reading, RG1 7QG	182137 (allocation CR12c)	Construction of three residential buildings (Use Class C3) ranging in height from 5 to 22 storeys (Site E to provide 52 units, Site B to provide 139 Units and Site A to provide 172 units) above Broad Street Mall and provision of a podium level amenity area; construction of an 18 storey building on South Court comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide 99 units); change of use and extension of Quadrant House to form a 3 storey residential building (Use Class C3, Site D to provide 31 units); and creation of three ground floor retail units (Use Class A1/A2/A3) fronting Dusseldorf Way and Queens Walk.	Qualitative

Kind regards
Marie

Marie Jasper
Planning Director



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From: Conlon, Brian <Brian.Conlon@reading.gov.uk>
Sent: 14 April 2021 17:20
To: Marie Jasper <marie.jasper@bartonwillmore.co.uk>
Cc: Eatough, Richard <Richard.Eatough@reading.gov.uk>
Subject: 200328/OUT - Vastern Court Retail Park

Dear Marie,

Many thanks for the time on the phone yesterday. This was useful in understanding where you stand on this application and the anticipated submission of revised details. In advance of any submission, we agreed that a meeting would be beneficial in allowing you to present the nature of the changes.

As such I am happy to propose the following dates for a MS Teams meeting:

- Thursday 22nd April 10am-11am
- Friday 23rd April 10am-11am

A Teams invite will follow the preferred date.

I look forward to hearing from you.

Kind regards,

Brian

Brian Conlon BA Hons MSC MRTPI
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