

INQUIRY DOCUMENTS LIST

Planning Inspectorate Reference: APP/E0345/W/21/328974

Planning Application number: 200328

Site Address: Vastern Court, Caversham Road, Reading

ID1	Letter from CHP Surveyors dated 21-4-22, rec 22-4-22
ID2	Relationship Between Illustrative Scheme and Floorspace Parameters, rec 25-4-22 - superseded by ID2 Revision A
ID2 Revision A	Relationship Between Illustrative Scheme and Floorspace Parameters, dated 13 th July 2022, received 14-7-22
ID3	Additional Visual Material in Relation to Design by Roy Collado April 2022, rec 25-4-22
ID4	Notes by Michael Doyle on Figures
ID4.1	Fig 1A
ID4.2	Fig 2D
ID4.3	Fig 3D
ID4.4	Fig 5A
ID4.5	Fig 5B
ID4.6	Fig 6A
ID4.7	Fig 6B
ID5	Design Code April 2022 rec 25-4-22 - superseded by ID67 Updated Design Code August 2022, dated 18 th August 2022
ID6	Appellant's Opening Submission Rupert Warren QC 26-4-22
ID7	Local Planning Authority's Opening Submission David Lintott 26-4-22
ID8	80 Caversham Rd storeys and heights
ID9	80 Caversham Road Illustrative Scheme GA Elevation (west) Sheet 5 A11113 C 2 204 Rev P6
ID10	80 Caversham Road Site Location Plan with Application Boundary A11113 C 2 003 Rev P4
ID11	80 Caversham Road Illustrative Scheme GA Site Plan Ground Floor A11113 C 2 050 Rev P14
ID12	80 Caversham Road Illustrative Scheme GA Elevation Sheet 1 (north & south) A11113 C 2 200 Rev P5
ID13	55 Vastern Road (SSE) Storeys and Heights
ID14	55 Vastern Road Context Site Elevation - Vastern Road 448.PL.201 Rev A
ID15	55 Vastern Road Context Site Elevation Street Section 448.PL.202 Rev A
ID16	55 Vastern Road Illustrative Masterplan 448.PL.SL.002 Rev E
ID17	Station Hill Storeys and Heights
ID18	(Plot G) Phase 2 - One Station Hill Elevation East SHRN-GEN-BG-ZZ-PL-A-1303
ID19	(Plot G) Phase 2 - One Station Hill Elevation North SHRN-GEN-BG-ZZ-PL-A-1300
ID20	(Plot G) Phase 2 - One Station Hill Elevation South SHRN-GEN-BG-ZZ-PL-A-1302
ID21	(Plot G) Phase 2 - One Station Hill Elevation West SHRN-GEN-BG-ZZ-PL-A-1301
ID22	Station Hill - Phase 3 Outline (Plots A, B, C, D) Basement Parameters Section SHRN-CRL-S3-ZZ-PL A 0726-P03
ID23	Station Hill Phase 3 Outline Planning Application Plots (also shows Phase 2) SHRN-CRL-S3-ZZ-PL A 0705-P02
ID24	May Rebuttal Figures, by Michael Doyle, received 2 nd May 2022
ID25	Design Code May 2022, received 2 nd May 2022 - superseded by ID67 Updated Design Code August 2022, dated 18 th August 2022
ID26	Building Heights Comparisons by Collado Collins Architects, received 2 nd May 2022
ID27	Note on Vehicular and Service Access from Trooper Potts Way, received 2 nd May 2022

ID28	Evidence in Chief Powerpoint Presentation, Roy Collado, received 2 nd May 2022
ID29	Building Heights Comparisons Rev B by Collado Collins Architects, received 3 rd May 2022
ID30	Building Heights Comparisons Rev C by Collado Collins Architects, received 4 th May 2022
ID31	Additional Visual Material in Relation to Design by Roy Collado (Station Hill Massing) dated and received 4 th May 2022
ID32	Revisions of Figures Showing Additional Views From Composite Rebuttal (Showing Station Hill), received 4 th May 2022
ID33	Additional Material - Vastern Road Section received 6 th May 2022 - superseded by ID33 Revision A
ID33 Revision A	Additional Material - Vastern Road Sections dated 11 th July 2022, received 13-7-22
ID34	Agreed Draft Conditions 6 th May 2022
ID35	Not Agreed Draft Conditions Including Commentary from the Council 6 th May 2022
ID36	Appellant's Suggested Wording for the Not Agreed Conditions Including Commentary dated 5 th May 2022, received 6 th May 2022
ID37	Historic England Notification Report - 55 Vastern Road Following Building Preservation Notice 08 th March 2022
ID38	55 Vastern Road Map - Historic England 8 th March 2022
ID39	Note on Vastern Road Tree Planting and Services Dated 9 th May 2022
ID40	Chris Miele Errata and Corrections to Historic Environment Proof of Evidence dated and received 10 th May 2022
ID41	Open Space Inspector's note - Council Responses 10 th May 2022
ID42	Station Square North and South Comparative Areas Draft 01, received 10 th May 2022
ID43	Nick Bridgland Note on 55 Vastern Road dated 11 th May 2022 (<i>note that 'Historic England Notification Report - 55 Vastern Road Following Building Preservation Notice 08th March 2022' is referenced in the note and this is already an Inquiry document under ID37</i>)
ID43.1	Historic England Not Listable Decision Summary for 55 Vastern Road, dated 17-3-22
ID44	Transport Development Control Manager Response to Appellant's 'Additional Material - Vastern Road Sections' (6 th May 2022 - ID33) Dated 11 th May 2022
ID45	Natural Environment Officer Response to Appellant's 'Additional Material - Vastern Road Sections' (6 th May 2022 - ID33) Dated 12 th May 2022
ID46	Station Square North and South Areas V3 by Doyle dated 12 th May 2022
ID47	Updated Cumulative Wirelines received 13 th May 2022
ID48	Updated images from DAS Illustrative Concept Section Showing Station Hill Massing and Image 8 Showing Illustrative Scheme From Caversham Road Roundabout rec 18-5-22
ID49	Overlaid Cumulative Wirelines, by Michael Doyle, dated 21-6-22
ID50	Amendments by Michael Doyle to Fig 2 of ID31 (RSAF Illustrative Scheme Storey Height) dated 25-5-22
ID51	Vastern Ct Open Space Inspector's Note - Appellant Responses 27-05-22, received 10 th June 2022
ID52	Statement by RBC on Adequacy of the Environmental Statement With Respect to Daylight and Sunlight dated 20-6-22
ID53	Statement of Common Ground for Building Regulations Rev C, Prepared by Watkins Payne 24-5-22 With Tim Crawshaw Comments of 4-5-22
ID54	Vastern Court - Daylight and Sunlight Presentation by Dr Paul Littlefair dated 24-6-22
ID55	Sustainability Statement of Common Ground Revision D with RBC Comments 21-6-22
ID56	CHP Surveyors Ltd Letter Dated 30-5-22
ID57	Email From the Appellant - Legal Note Regarding the EIA Regulations and Daylight Sunlight Information - 30-5-22
ID58	Agreed Draft Conditions Vastern Court 06-05-22 Inspector's comments RBC comments 13-7-22

ID59	Inspector's Note re Disputed Conditions with RBC Comments 13-07-22
ID60	Design Code - ID25 - List of Discrepancies with Parameter Plans and Other Matters Not Agreed - RBC 13-7-22
ID61	Amended Development Parameters Schedule July 2022, received 14-7-22 - superseded by ID61 Revision A
ID61 Revision A	Updated Development Parameters Schedule 12-10-22, received 17-10-22
ID62	Design Code by Collado Collins Architects 14th July 2022 - superseded by ID67 Updated Design Code August 2022, dated 18 th August 2022
ID63	Parameter Plan - Site Access and Egress - Drawing no: 17043 PP101 Rev P2, received 27 th July 2022 (update of CD 1.34.10.2)
ID64	Council's Legal Note on the ES Further Information with Respect to Daylight and Sunlight 29-7-22
ID65	Council's Responses to Inspector's Questions, Including Consultation Responses to the EIA 29-7-22
ID66	Council's Response to Revised ID33 29-7-22
ID67	Updated Design Code August 2022, dated 18 th August 2022 - superseded by ID89 Design Code 15-11-22
ID68	RPA for Trees Caversham Road, dated 18-8-22, received 19-8-22
ID69	LPA's response to ID68 'RPA for Trees Caversham Road' dated 26-8-22
ID70	Joint Response by CHP and BRE on Daylight and Sunlight 16-9-22
ID71	Supplementary Statement Design and Townscape by Michael Doyle 20-9-22
ID72	Revised Agreed and not agreed Draft Conditions 23-09-22 'clean copy' with comments
ID72 Revision A	Revised Agreed and Not Agreed Draft Conditions Vastern Court with comments 7-11-22
ID73	S106 Joint Position Statement 23-9-22
ID74	Parameter Plan - Site Access & Egress Option 1 Hermes First PP-115 Rev P1
ID75	Parameter Plan - Site Access & Egress Option 2 Aviva First PP-116 Rev P1
ID76	Errata Sheet 30-9-22 to Supplementary Statement Design and Townscape by Michael Doyle 20-9-22 (ID71)
ID77	Appellant Response to Supplementary Statement Design and Townscape (ID76) 28-9-22
ID78	Note on Submission by Appellant on Daylight and Sunlight Issues by Dr. Littlefair, 3-10-22
ID79	Reading Borough Council Local Plan Inspector's Report 24th September 2019
ID80	Email from Appellant re Drawing Reference Numbers used by CHP Surveyors received 5-10-22
ID81	Email from Appellant to Planning Inspectorate with Details of Land Ownership of Proposed Station Square North 6-10-22 (<i>refer also to ID81.1-81.4</i>)
ID81.1	Official Copy (Register) - BK222369
ID81.2	Official Copy (Title Plan) - BK222369
ID81.3	Official Copy (Register) - BK449855
ID81.4	Official Copy (Title Plan) - BK449855
ID82	Illustrative Scheme land Use Budget - Annexe 1 Illustrative Scheme - Office on Plot D, dated 21-6-22
ID83	Updated CIL Compliance Statement 9-11-22
ID84	Addendum to CIL Compliance Statement ID83 - 14-11-22
ID85	Note of Clarification on Building Storey Heights 15-11-22
ID86	Note of Clarification on Measured Building Areas 14-10-22, received 17-10-22
ID87	LPA Response on Building Storey Heights 10-11-22
ID87.1	LPA Response to Inspector's Queries of 15-11-22 Regarding the LPA Response on Building Storey Heights ID87
ID88	LPA Response on Measured Building Areas 10-11-22
ID89	Design Code 15-11-22
ID90	Note on Environmental Statement and Planning Conditions 7-11-22
ID91	Email from Henry Parkinson CMS-CMNO on Behalf of the Appellant to PINS Listing Further Information Submitted to Supplement the Environmental Statement 11-11-22

ID92	Updated Environmental Statement Compliance Letter, by Ramboll 7-11-22
ID93	Email From Tim Stansfeld CMS-CMNO Regarding Agreed Outstanding S106 Points 10-11-22
ID94	Final S106 Legal Agreement Signed - 30-11-22
ID94.1	Final S106 Legal Agreement Signed Annexes 1-9, 30-11-22
ID95	Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, BRE, 2022
ID96	Final Closing Submission on Behalf of the Council 16-11-22
ID97	Final Closing Submission on Behalf of the Appellant 16-11-22
ID98	Appellant Agreement to Pre-Commencement Conditions in ID72 Revision A 23-11-22
ID99	S106 Legal Agreement 80 Caversham Road Reading dated 29.3.23