

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Barton Willmore LLP
The Blade
Abbey Square
Reading
Berkshire
RG1 3BE

Application No: 200188
Application type: Full Planning Approval

Applicant: Berkeley Homes

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road

At: 55 Vastern Road Reading RG1 8BU

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 9 April 2021



Head of Planning, Development
& Regulatory Services

Application At: 55 Vastern Road Reading RG1 8BU

Application No: 200188

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The proposed development fails to provide a high quality north-south link through the site by virtue of related public realm, safety and directness concerns, largely due to the alignment of the site and overprovision of proposed buildings, primarily contrary to Policies CR11ii and CR11g of the Reading Borough Local Plan (2019) and guidance within the adopted Reading Borough Supplementary Planning Document Reading Station Area Framework (2010), and also Policies EN11, CC7, CR2, CR3, TR3 and TR4 of the Reading Borough Local Plan (2019).
2. The combination of the proposed height and proximity of the proposed Blocks D & E to the Thames Path will harm the setting and character of the path and The River Thames and thus harm the quality of the public realm in this area to the detriment of the value of this part of the Thames, an identified Major Landscape feature and leisure and tourism destination. The proposal is therefore primarily contrary to Policies CR4, CR11v) and CR11g of the Reading Borough Local Plan (2019) and guidance within the adopted Reading Borough Supplementary Planning Document Reading Station Area Framework (2010), and also Policies CC7, CR2, CR3 and EN11 of the Reading Borough Local Plan (2019).
3. By virtue of its height, massing and proximity to the river, the development will shade the River Thames and impact on its marginal habitats with a lack of appropriate mitigation being demonstrated. There would also not be sufficient space within the riverside buffer for a sustainable long-term relationship between the riverside buildings and the required large canopy trees. The proposed development is therefore contrary to Policy EN11 in particular, and also Policies EN12, EN13, EN14, CC7, CR2, CR3, CR4 and CR11 of the Reading Borough Local Plan (2019), paragraph 175 of the National Planning Policy Framework (2019) and objectives of the adopted Reading Borough Council Tree Strategy (2021) and Reading Biodiversity Action Plan (2021).
4. The proposed development has failed to demonstrate that a suitable quality of accommodation can be provided for all future occupiers as the mitigation measures submitted would not be sufficient to minimise the impact of nearby noise pollution thereby contrary to Policies CC8, EN16 and CR6 of the Reading Borough Local Plan (2019).

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5. The proposal would result in the complete loss of 55 Vastern Road, a Non-Designated Heritage Asset and building of local significance. The proposal has failed to demonstrate adequately that retention and reuse of the building has been explored fully. In this regard, the benefits of the proposal are not considered to significantly outweigh the harm caused to the asset's identified significance. Therefore, the development is contrary to Policies EN1 and EN4 of the Reading Borough Local Plan (2019) and Section 16 of the National Planning Policy Framework (2019).

6. The proposed development, by virtue of its proposed layout, massing and detailed design, has failed to adequately demonstrate that it is part of a comprehensive approach, i.e. how it would enable the remainder of the sub-area site allocation to come forward in accordance with the policy expectations of CR11g and would not cause unreasonable burdens on its future development, contrary to Policies CR2, CR11viii and CR11g of the Reading Borough Local Plan (2019) and guidance within the adopted Reading Borough Supplementary Planning Document Reading Station Area Framework (2010).

7. In the absence of a completed legal agreement to secure an appropriate contribution towards the provision of Affordable Housing, an Employment and Skills Plan (construction phase only; employment and skills plan, or financial contribution), open space financial contribution, carbon offsetting financial contribution, various transport related works (see informative 5 for details) and ecological mitigation, the proposal fails to make an appropriate contribution to the housing needs of the Borough, fails to mitigate its impact on the social and economic infrastructure of the Borough, fails to make an appropriate contribution to the provision and improvement of existing open space in the borough, fail to acceptably adapt to climate change, achieve zero carbon homes standards and not provide appropriately towards energy infrastructure, fails to implement measures to improve sustainable transport facilities and meet the objectives of the Local Transport Plan, and fails to mitigate and compensate the ecological impacts of the development. In overall terms the proposal will not mitigate its impact on the social, economic and environmental infrastructure of the Borough, failing to deliver sustainable development, contrary to Policies CC3, CC4, CC9, EN9, EN11, EN12, H3, H5, TR1, TR3, TR5 of the Reading Borough Local Plan (2019), the National Planning Policy Framework (2019) and the following adopted Reading Borough Supplementary Planning Documents: Affordable Housing (March 2021); Employment, Skills and Training (2013); Revised Parking Standards and Design (2011); Planning Obligations under Section 106 (2015); Sustainable Design and Construction (2019).

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INFORMATIVES

1. The decision relates to the following drawings and documents:

448.PL.SP.003 Existing Block Plan, as received 04/02/2020
RT3190463P0001 Ground Floor Plan, as received 04/02/2020
RT3190463P0002 First Floor Plan, as received 04/02/2020
RT3190463P0003 Second Floor Plan, as received 04/02/2020
RT3190463P0004 Rev A South, East and North 1 Elevations, as received 05/03/2020
RT3190463P0005 North 2 and West Elevations, as received 04/02/2020
RT3190463P0006 Street Scene South and West, as received 04/02/2020
RT3190463P0007 Street Scene North, as received 04/02/2020
448.PL.SL.001.A Rev B Site Location Plan Application Boundary, as received 10/06/2020
448.PL.SL.001.B Rev C Site Location Plan S106 Boundary, as received 10/06/2020
448.PL.A.100 Rev B Block A_Ground - Third Floor, as received 01/06/2020
448.PL.A.101 Rev B Block A_Fourth - Roof Floor, as received 01/06/2020
448.PL.A.200 Rev B Block A_Elevations, as received 01/06/2020
448.PL.A.300 Rev B Block A_Section A-A, B-B and C-C, as received 01/06/2020
448.PL.BC.100 Rev D Block BC_Ground Floor Plan, as received 12/11/2020
448.PL.BC.101 Rev A Block BC_First Floor Plan, as received 01/06/2020
448.PL.BC.102 Rev A Block BC_Second Floor Plan, as received 01/06/2020
448.PL.BC.103 Rev B Block BC_Third Floor Plan, as received 07/10/2020
448.PL.BC.104 Rev B Block BC_Fourth Floor Plan, as received 07/10/2020
448.PL.BC.105 Rev A Block BC_Fifth Floor Plan, as received 01/06/2020
448.PL.BC.106 Rev A Block BC_Sixth Floor Plan, as received 01/06/2020
448.PL.BC.107 Rev A Block BC_Seventh Floor Plan, as received 01/06/2020
448.PL.BC.108 Rev A Block BC_Eighth Floor Plan, as received 01/06/2020
448.PL.BC.109 Rev A Block BC_Ninth Floor Plan, as received 01/06/2020
448.PL.BC.110 Rev A Block BC_Tenth Floor Plan, as received 01/06/2020
448.PL.BC.111 Rev A Block BC_Roof Plan, as received 01/06/2020
448.PL.BC.200 Rev B Block BC_Southwest Elevation, as received 01/06/2020
448.PL.BC.201 Rev C Block BC_Southeast Elevation, as received 07/10/2020
448.PL.BC.202 Rev D Block BC_Northeast Elevation, as received 07/10/2020
448.PL.BC.203 Rev B Block BC_Northwest Elevation, as received 01/06/2020
448.PL.BC.300 Rev B Block BC_Section A-A and B-B, as received 01/06/2020
448.PL.BC.301 Rev B Block BC_Section C-C, as received 01/06/2020
448.PL.D.100 Rev C Block D_Ground Floor Plan, as received 10/12/2020

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448.PL.D.101 Rev C Block D_First Floor Plan, as received 10/12/2020
448.PL.D.102 Rev B Block D_Second Floor Plan, as received 10/12/2020
448.PL.D.103 Rev B Block D_Third Floor Plan, as received 10/12/2020
448.PL.D.104 Rev B Block D_Fourth Floor Plan, as received 10/12/2020
448.PL.D.105 Rev B Block D_Fifth Floor Plan, as received 10/12/2020
448.PL.D.106 Rev B Block D_Sixth Floor Plan, as received 10/12/2020
448.PL.D.107 Rev B Block D_Seventh Floor Plan, as received 10/12/2020
448.PL.D.108 Rev B Block D_Eighth Floor Plan, as received 10/12/2020
448.PL.D.109 Rev B Block D_Ninth Floor Plan, as received 10/12/2020
448.PL.D.110 Rev B Block D_Roof Floor, as received 10/12/2020
448.PL.D.200 Rev C Block D_Southeast Elevation, as received 10/12/2020
448.PL.D.201 Rev C Block D_Northeast and Southwest Elevation, as received 10/12/2020
448.PL.D.202 Rev B Block D_Northwest Elevation, as received 10/12/2020
448.PL.D.203 Rev A Block D_Southwest Elevation, as received 10/12/2020
448.PL.D.300 Rev B Block D_Section A-A and B-B, as received 10/12/2020
448.PL.EFG.100 Rev A Block EFG_Ground Floor Plan, as received 01/06/2020
448.PL.EFG.101 Rev A Block EFG_First Floor Plan, as received 01/06/2020
448.PL.EFG.102 Rev A Block EFG_Second Floor Plan, as received 01/06/2020
448.PL.EFG.103 Rev A Block EFG_Third Floor Plan, as received 01/06/2020
448.PL.EFG.104 Rev A Block EFG_Fourth Floor Plan, as received 01/06/2020
448.PL.EFG.105 Rev A Block EFG_Fifth Floor Plan, as received 01/06/2020
448.PL.EFG.106 Rev A Block EFG_Sixth Floor Plan, as received 01/06/2020
448.PL.EFG.107 Rev A Block EFG_Seventh Floor Plan, as received 01/06/2020
448.PL.EFG.108 Rev A Block EFG_Roof Plan, as received 01/06/2020
448.PL.EFG.200 Rev B Block E_Southeast and Southwest Elevation, as received 01/06/2020
448.PL.EFG.201 Rev B Block E_Northwest and Northeast Elevation, as received 01/06/2020
448.PL.EFG.202 Rev C Block FG_Southwest, Southeast and Northwest Elevation, as received 01/06/2020
448.PL.EFG.300 Rev B Block EFG_Section A-A, B-B and C-C, as received 01/06/2020
448.PL.H.100 Rev A Cafe_Floor Plans, as received 28/02/2020
448.PL.H.200 Rev A Cafe_Elevations, as received 28/02/2020
448.PL.200 Rev A Context Site Elevation_River Front, as received 28/02/2020
448.PL.201 Rev A Context Site Elevation_Vastern Road, as received 28/02/2020
448.PL.202 Rev A Context Site Elevation_Street Section, as received 28/02/2020
448.PL.203 Context Site Elevation_Street Section, as received 28/02/2020
448.PL.204 Context Site Elevation_Lynmouth Road, as received 28/02/2020
448.PL.SS.300 Rev A Site Sections_Section A-A, E-E, as received 28/02/2020
448.PL.SS.301 Rev A Site Sections_Section B-B, C-C, D-D, as received 28/02/2020

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448.PL.SL.002 Rev E Illustrative Masterplan, as received 07/10/2020
448.PL.SL.003 Enclosure Plan, as received 28/02/2020
448.PL.300.LAND.001 Chrischurch Bridge Connection Section, as received 28/02/2020
BHOC.448.LA.101 Rev E Landscape General Arrangement, as received 07/10/2020
BHOC.448.LA.102 Rev F Planting Framework Plan, as received 14/01/2021
BHOC.448.LA.103 Tree Rooting Volume Plan, as received 07/10/2020
448.LAND.TN.001 Tree Rooting Volume Table, as received 07/10/2020
448.PL.SL.500 Affordable Housing Location Plan, as received 12/11/2020
448.PL.BC.500 Block B and C Ground Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.501 Block B and C First Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.502 Block B and C Second Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.503 Block B and C Third Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.504 Block B and C Fourth Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.505 Block B and C Fifth Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.506 Block B and C Sixth Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.507 Block B and C Seventh Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.BC.508 Block B and C Eighth Floor Plan Affordable Mark-up, as received 12/11/2020
448.PL.A.200 Block A_Elevations Coloured, as received 04/02/2020
448.PL.BC.200 Block BC_Southwest Elevation Coloured, as received 04/02/2020
448.PL.BC.203 Block BC_Northwest Elevation Coloured, as received 04/02/2020
448.PL.D.201 Rev A Block D_Northeast and Southwest Elevation Coloured, as received 05/03/2020
448.PL.D.202 Block D_Northwest Elevation Coloured, as received 04/02/2020
448.PL.EFG.203 Block EFG_Southeast Elevation Coloured, as received 04/02/2020
448.PL.EFG.204 Block E_Northeast Elevation Coloured, as received 04/02/2020
448.PL.H.200 Cafe_Elevations Coloured, as received 04/02/2020

Air Quality Assessment by Peter Brett Associates / Stantec Ref Issued Rev Issued, dated December 2019, as received 04/02/2020
Archaeological Desk-Based Assessment by CgMs Consulting Ref 25311/CC dated March 2019, as received 04/02/2020

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Bat Activity Survey Report by EcoConsult Ref 221019_1 dated October 2019, as received 04/02/2020
Daylight & Sunlight Report by eb7 dated December 2019, as received 04/02/2020
Design and Access Statement by Berkeley Homes Ref 448.LAND.RP.001, dated 23/01/2020, as received 04/02/2020
Design and Access Statement Addendum by Berkeley Homes Ref 448.LAND.RP.001, dated April 2020, as received 15/04/2020
Ecological Assessment by EcoConsult Ref 121219_1 dated December 2019, as received 04/02/2020
Energy Statement by Hodkinson, v3 dated and received 10/12/2020
Extended Phase 1 Habitat Survey Report by EcoConsult Ref 280219 dated 27/04/2018, as received 04/02/2020
Flood Risk Assessment by Peter Brett Associates/ Stantec Ref - Rev A, dated 22/01/2020, as received 04/02/2020
Heritage Statement by Built Heritage Consultancy dated December 2019, as received 04/02/2020
Lighting Assessment by Peter Brett Associates/ Stantec Ref V2.0 dated 13/12/2019, as received 04/02/2020
Noise Impact Assessment by 24 Acoustics R8220-2 Rev 0 (draft), dated 10/01/2020, as received 04/02/2020
Open Space Statement by Berkeley Homes Ref 448.LAND.RP.001 dated December 2019, as received 04/02/2020
Pedestrian Level Wind Microclimate Assessment by RWDI Ref 1901994 Rev I dated 13/10/2020 and 6x visuals png files, as received 14/10/2020
Phase I-II Geo-Environmental Site Assessment by Omnia Ref A11220/1.0 FINAL dated November 2019, as received 04/02/2020
Planning and Affordable Housing Statement by Barton Willmore LLP Ref 28876/P1d/A5/CP/dw, Rev P1d, dated 29/01/2020, as received 04/02/2020
Proposed Drainage Strategy by Peter Brett Associates/ Stantec Ref R0001 Rev A dated 22/01/2020, as received 04/02/2020
Consultation Report by Pegasus Group dated December 2019, as received 06/02/2020
Summary of Areas 38682-Schedule-A by Plowman Craven, as received 04/02/2020
Sustainability Statement by Peter Brett Associates/ Stantec Ref V3 Rev V3 dated January 2020, as received 04/02/2020
Superfast Broadband Energy Statement by Peter Brett Associates/ Stantec Ref 2001/R002Rev 02 dated 12/12/2019, as received 04/02/2020
Townscape and Visual Impact Assessment by Barton Willmore LLP Ref 28876 Issue/Rev 2, dated January 2020, as received 04/02/2020
Townscape and Visual Impact Assessment Addendum by Barton Willmore LLP Ref 28876 Issue/Rev 4 dated May 2020, as received 21/05/2020

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Transport Statement by Peter Brett Associates/ Stantec Ref 001 Rev 3.0 dated January 2020, as received 04/02/2020
Residential Travel Plan by Peter Brett Associates/ Stantec Ref 002 Rev 3.0 dated January 2020, as received 04/02/2020
Tree Survey and Arboricultural Impact Assessment by Greengage Ref 551216jrNov19FV01_AIA.docx, dated November 2019, as received 04/02/2020
Utilities Appraisal Report by Peter Brett Associates/ Stantec Ref 2001/R001 Rev 4 dated 17/01/2020, as received 04/02/2020
Letter from Barton Willmore 'Re: Detailed Planning Application for 53 -55 Vastern Road, Reading, RG1, 8BU' Ref 28876/A3/CP/slh/dw dated 03/02/2020, as received 04/02/2020
38682-A2 Rev A - Area Plan 55 Vastern Road Reading, RG1 Second Floor, as received 04/02/2020
38682-A1 Rev A - Area Plan 55 Vastern Road Reading, RG1 First Floor, as received 04/02/2020
38682-AG Rev A - Area Plan 55 Vastern Road Reading, RG1 Ground Floor, as received 04/02/2020
448.GIA.A.100 GIA Schedule and Area Proof Block A, as received 04/02/2020
448.GIA.BC.100 GIA Schedule and Area Proof Block BC, as received 04/02/2020
448.GIA.D.100 GIA Schedule and Area Proof Block D, as received 04/02/2020
448.GIA.EFG.100 GIA Schedule and Area Proof Block EFG, as received 04/02/2020
Vastern Road - Schedule of Accommodation dated 28/02/2020, as received 02/03/2020
53 - 55 Vastern Road, Reading A Report of the Financial Viability of the proposed application for residential development including retail floorspace at Vastern Road, Reading, by Berkeley Homes, dated March 2020, as received 09/03/2020
Email from Berkeley Homes 'FW: 53-55 Vastern Rd, Reading (200188)', dated and received 21/04/2020
Email from Berkeley Homes 'Vastern Road - EA response 200188', dated and received 19/05/2020
100.LA.001 Overall Landscape General Arrangement Plan, as received 19/05/2020
Letter from 24 Acoustics Ref R8220-3 Rev 0, dated 22/04/2020, as received 20/05/2020
Technical Note Responses to Reading Borough Council Comments - Air Quality Ref TN001_AQ by Stantec dated April 2020, as received 20/05/2020
Planning Applicant Number: 200188 55 Vastern Road, Reading, RG1 8BU - Applicant responses to consultee comments, Version 1 dated 19/05/2020, as received 20/05/2020
Memorandum 'Peer Review Responses Vastern Road Reading UK' by RWDI Ref 1901994 dated 24/04/2020, as received 20/05/2020
Letter from eb7 ltd 'Re: Vastern Road - Daylight and Sunlight', dated and received 20/05/2020

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Letter from eb7 ltd 'Re: 53-55 Vastern Road - Daylight and Sunlight review response', dated and received 20/05/2020

Email from Barton Willmore 'RE: 55 Vastern Rd, Reading (200188)' dated and received 03/06/2020 attaching 'marked up' floor plans, elevations and site plans

Letter from Barton Willmore '55 Vastern Road, Reading (RBC Application Reference 200188)' Ref 28876/A3/EF/CP/KC/slh, dated and received 10/06/2020

RBC Highway Response Technical Note Ref TN004 by Stantec dated 09/06/2020, as received 10/06/2020

Memorandum 'Peer Review Responses Vastern Road Reading UK' by RWDI Ref 1901994 dated 16/06/2020, as received 23/06/2020

Memorandum 'RBC Responses Vastern Road Reading UK' by RWDI Ref 1901994 dated and received 09/07/2020

Email from Berkeley Homes 'FW: 55 Vastern Rd, Reading (200188)' dated and received 10/07/2020, including an attached email dated 29/11/2019 'RE: Vastern Road - Lighting Assessment Baseline Survey Methodology' from RBC Environmental Protection & Nuisance

Letter from eb7 ltd 'Re: 53-55 Vastern Road - Daylight and Sunlight additional review response (Version 2)', dated and received 10/07/2020

Letter from eb7 ltd 'Re: 53-55 Vastern Road - Response to Environment Agency' dated 14/07/2020, as received 15/07/2020

Email from Berkeley Homes 'RE: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)', dated and received 20/07/2020

Email from Barton Willmore '55 Vastern Rd, Reading (200188) - Agenda and attachments for meeting on Monday 14th September', dated and received 10/09/2020

RBC Highway 2nd Response Technical Note Ref TN005 by Stantec dated 09/09/2020, as received 10/09/2020

Figure 1 and Figure 2 visuals png files, as received 10/09/2020

Email from Barton Willmore 'RE: 55 Vastern Rd, Reading (200188)', dated and received 25/09/2020

Policy Assessment Note: North/South Shared Pedestrian Cycle Route by Barton Willmore dated 24/09/2020, as received 25/09/2020

47500/5500/005 Rev A - Internal Turning Head Swept Path Analysis, as received 25/09/2020

47500/5500/SK030 - Proposed Crossing, as received 25/09/2020

RBC Highway 3rd Response & Vastern Road Crossing Technical Note Ref TN006 by Stantec dated 24/09/2020, as received 25/09/2020

Email from Berkeley Homes 'FW: 55 Vastern Rd, Reading (200188)', dated and received 05/10/2020

Letter from 24 Acoustics Ref R8220-4 Rev 0, dated 01/10/2020, as received 05/10/2020

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Email from Berkeley Homes 'FW: 55 Vastern Rd, Reading (200188)', dated and received 07/10/2020

Email from Berkeley Homes 'CONFIDENTIAL - 53-55 Vastern Road, Reading (200188)', dated and received 19/10/2020

Letter from Berkeley Homes 'Former SSE Offices, 53 - 55 Vastern Road, Reading (200188)', dated and received 12/11/2020

The Old Power Station, Design Addendum by Berkeley Homes dated and received 12/11/2020

448.300.LAND.002 Vastern Road Towpath Porposal Section, as received 12/11/2020

448.300.LAND.003 River Thames Mark Up, as received 12/11/2020

Email from Berkeley Homes 'Vastern Road, Reading (200188)', dated and received 10/12/2020

448.PL.1001 RBC Proposed Route Overlay, as received 10/12/2020

448.LAND.RP.001 RevA Our Vision for The Old Power Station Vastern Road, Reading Strategic Shared Cycle Footway by Berkeley Homes, as received 10/12/2020

Letter from Berkeley Homes 'Former SSE Offices, 53 - 55 Vastern Road, Reading (200188)' dated and received 14/01/2021

53 - 55 Vastern Road, Reading An updated Report of the Financial Viability of the proposed application for residential development including retail floorspace at Vastern Road, Reading, by Berkeley Homes, dated January 2021, as received 14/01/2021

Photographs of Marginal Vegetation document (4 pages), as received 14/01/2021

Proposed Coil Roll Mitigation Areas (annotations reference possible, not proposed), as received 14/01/2021

Email from Berkeley Homes 'RE: Vastern Road, Reading (200188)', dated and received 19/01/2021

Appendix XXX - Planning Obligations, as received 16/03/2021

Email from Berkeley Homes 'RE: 55 Vastern Rd (200188) - Energy review', dated and received 22/03/2021

Letter from Barton Willmore '200188 Committee Report - errors and inaccuracies' Ref 28876/A3/EF/KC, dated and received 29/03/2021

CGIs x7, Photographs x5 and illustrative masterplan graphics x2, as received 29/03/2021

HM Land Registry title number BK464841 register and title plan, as received 29/03/2021

Information submitted on a private and confidential basis:

Viability Assessment by Berkeley Homes Ref VR/Planning Rev R1, as received 03/02/2020

Email from Berkeley Homes 'RE: 55 Vastern Road ref 200188' dated and received 02/09/2020

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Vastern Road, Reading Summary of Appraisal Inputs dated and received 02/09/2020
Letter from Berkeley Homes, 55 Vastern Road. Ref 200188, dated and received 12/10/2020

Vastern Road, Reading, Summary of Appraisal Inputs dated 09/10/2020, as received 12/10/2020

Letter from Berkeley Homes 'Former SSE Offices, 53 - 55 Vastern Road, Reading (200188)' dated and received 14/10/2020

The Old Power Station Vastern Road, Reading Updated Appraisal Jan 21 Development Appraisal Licensed Copy 13 January 2021, as received 14/01/2021

2. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the agreed extended timescale and therefore the decision to refuse planning permission has been taken.

3. Without prejudice to any future application or appeal, the applicant is advised that part of reason for refusal 7 could be overcome by entering into a Section 106 Legal Agreement or unilateral undertaking for a scheme that was in all other respects acceptable.

4. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.

5. *It is clarified that the various transport related works referenced in reason for refusal 7 comprise:

- Provision of a new north-south link connecting Vastern Road to Christchurch Bridge and associated infrastructure/signage
- Financial contribution of £200,000 towards a new crossing on Vastern Road
- Provision of a new direct link from the site onto the River Thames towpath
- A S278/38 Agreement towards footway improvements and an upgraded site entrance onto Lynmouth Road
- Provision of transport mitigation measures to include:
 - o Residential Travel Plan
 - o On-site car club

As detailed at paragraph 4.13.103 of the officer committee report.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.