

Hook Tim

From: Jackson-Browne Thaddaeus
Sent: 16 February 2017 16:48
To: Paul Smith-Property <paul.smith3@bbc.co.uk> (paul.smith3@bbc.co.uk); Philp Nigel; Hook Tim; Dodds Mark; Hunter Philip; Toby Wincer <toby@owal.london> (toby@owal.london); Gooch Ozyigit (gooch@owal.london); Marc Timlin <marc.timlin@turley.co.uk> (marc.timlin@turley.co.uk); Andrea Levin (andrea.levin@turley.co.uk); Andrew Holyoak (andrew.holyoak@aspect-ecology.com); Richard Curtis; dfletcher@systra.com
Subject: FW: BBC Caversham Park - Pre-application
Attachments: 162144 BBC MONITORING (CAVERSHAM PARK), Caversham Park, Reading, RG4 8TZ SE/RG/2016/44333/P; 162144 BBC Site; BBC Caversham Park_Meeting 19.12.16 Minutes.pdf; 031-S-Site Plan R4.pdf

Dear all,

See below I have now heard back from RBC with the Council's outstanding consultation comments with respect to securing a second pre-application meeting date.

The Council's Transport Officer comments are attached seeking some clarifications on trip generation and parking, but this can all be addressed in the revised Transport Statement that David will prepare based around the revised (lesser transport impact) scheme.

The Planning Officer has said she would like to amend the second bullet point of the heritage section of the meeting minutes I issued (re-attached) to change from "a slightly lesser developed scheme should be explored", to "significantly reduced and any level of new build considered against the heritage and landscape/ecology constraints."

This seems fair as these are words against her name in the minutes and she is taking a cautious approach. The revised design proposal is "significantly reduced".

Our revised submission will demonstrate that new development has been considered against:

- The heritage constraints (significantly scaled back in terms of amount/layout for new build);
- Landscape constraints (no development proposed in the designated 'Major Landscape Feature' areas of the site south of the main house and with more sympathy to the open space landscape north of the house);
- Ecology constraints (tree survey commissioned which informs the revised proposal and with significantly less development proposed for the green/woodland buffers along the northern boundary of the site, particularly at the 'Park Mews' and 'Woodland Park Road' character zones both of which are partly covered by the 'Local Wildlife Sites, Local Nature Reserves and Areas of Biodiversity Action Plan policy designation).

Sport England and the Council's own Leisure Officer have objected to the initial proposal due to the loss of the playing fields (see attached email Susan provided yesterday). Our latest proposal/layout retains this space therefore addressing this and this will be pointed out in our revised submission.

The Officer requires 2 working weeks to assess our revised proposal before being ready to host the second meeting, with availability from 8th March onwards (subject to Tree Officer availability which she can check once we have our own proposed dates).

I have been asked to confirm how many attendees will be in our party. I suggest we take the same attendees as last time with Marc Timlin (Turley Heritage) also joining to promote the work we have done around refining the proposal to better protect and enhancing heritage significance on the site.

Where the Officer has asked me if we have consulted Historic England, I have since spoken with her over the phone and explained our position where we feel that it will be more beneficial to agree an acceptable position with the

Council before presenting to Historic England and she agreed with this strategy. She explained that we should be made aware of this at this stage to avoid us missing this completely and it forming an unpleasant surprise further down the line. I did not mention the Garden History Society as I believe we took a view that we would just consult Historic England after the second meeting, but we can discuss this at the meeting next week.

Her note ends notifying us that the Council are in the process of reviewing their planning policies and producing a new Local Plan document with specific policy being drawn up for the Caversham site. The Officer has checked with the Policy Officer (while we spoke on the phone) and assured me that this will not result in additional/new restrictions; the policies will reiterate the current policies which are currently in place.

In terms of updated submissions for the next meeting with the Council, I would be grateful if each respective consultant team can start updating your reports based on the attached 'indicative' revised proposal.

The scheme is likely to change (hopefully not too drastically) once OWAL Architects have reviewed the Topographical Survey data and also had further input from Aspect Arboriculture on the relative tree values, but ideally we can start working towards our revised submission from this point.

This can all be discussed at our pre-application review meeting taking place next week (10:00 on 22/02/17).

Thank you
Kind regards

Thaddaeus

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Senior Planner - Planning & Development Consultancy
Lambert Smith Hampton

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From: Bedford, Susanna [mailto:Susanna.Bedford@reading.gov.uk]

Sent: 15 February 2017 16:02

To: Jackson-Browne Thaddaeus

Cc: Baker, Lynette; Hanson, Sarah

Subject: RE: BBC Caversham Park - Pre-application

Dear Thaddaeus,

I note your minute of our meeting of 19th December 2016 (issued 12th January 2017). I would like to amend the second bullet point in the Heritage section that refers to a "slightly lesser developed scheme". Due to the landscape designations on the site the number of units will need to be significantly reduced and any level of new build considered against the Heritage and landscape/ ecology constraints at the site.

I have attached above comments received from RBCs Transport Officer and from Sport England. An objection to the loss of existing playing fields has also been raised by the Councils Leisure Officer. This is a material planning consideration that has not been addressed at present.

In relation to a further meeting in order that Officers can provide considered comments any information/amended scheme to be discussed is required to be submitted to me 2 working weeks prior to our meeting. Subject to revised information being submitted I have availability Wednesday 8th March onwards but think it would be beneficial for our tree officer to attend and I would have to check her availability. Please confirm how many attendees would be in your party. The fee will be dependant on the level of information required to be assessed and as discussed previously is based on an officer hourly rate (between £50-£75 per hour).

Can you confirm if you have consulted Historic England at this time ? It should be reiterated that although pre-application discussions are a very useful tool and promoted by the Council without comments from statutory consultees, including the Historic England and the Garden History Society, Council Officers cannot provide a comprehensive appraisal of this scheme. Pre application comments are also caveated as advice is given on a without-prejudice basis and in good faith but cannot over-ride the formal consideration of a planning application by the Council. All major applications are required to be determined at Planning Applications Committee following full consultation with consultees and third parties.

The Council are also in the process of reviewing our planning policies and producing a new Local Plan document. A specific policy is being drawn up in relation to the BBC Caversham Site which will reiterate the current policy designations in place at present.

Please contact me if you require any clarification of the above matters.

Regards,

Susanna Bedford
Principal Planner
Planning, Development and Regulatory Services/ Environment and Neighbourhood Services

Reading Borough Council
Civic Centre
Bridge Street
Reading RG1 2LU

0118 937 2023 (72023)
Monday- Wednesday

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From: Jackson-Browne Thaddaeus [<mailto:TJackson-Browne@lsh.co.uk>]
Sent: 09 February 2017 12:23
To: Bedford, Susanna
Cc: Baker, Lynette
Subject: RE: BBC Caversham Park - Pre-application

Dear Suzanna,

We are in the process of updating our pre-application proposal for the BBC's Caversham Park site with the intention of securing another meeting with yourselves on a date week commencing 06/03/2017 if possible.

Could you please confirm what fee the Council will be expecting for this follow-up meeting and if there are suitable dates/times in this week that you can accommodate us? I can at least get the cheque raised in the interim while we are compiling our updated submission documents.

Thank you

Thaddaeus

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From: Bedford, Susanna [<mailto:Susanna.Bedford@reading.gov.uk>]
Sent: 09 January 2017 09:43
To: Jackson-Browne Thaddaeus
Cc: Baker, Lynette
Subject: RE: BBC Caversham Park - Pre-application

Thaddaeus,

I have resent you my e-mail of 21.12.16 (as a separate mail) with the information attached, please contact me if there is any issue with the attachment.

Regards, Susanna

From: Jackson-Browne Thaddaeus [<mailto:TJackson-Browne@lsh.co.uk>]
Sent: 05 January 2017 18:05
To: Bedford, Susanna
Cc: Baker, Lynette; Hanson, Sarah; Sutton, Giles
Subject: RE: BBC Caversham Park - Pre-application

Dear Susanna, Lynette, Sarah and Giles – great to meet with you all on Monday 19th December 2016 to discuss the BBC's Caversham Park.

As discussed, I would be grateful if you could send me a copy of the Heritage Officer's comments. I aim to send across my notes from the initial scoping meeting this week or early next week with the intention being that we can agree a positive position from which to arrange a follow-up meeting.

Many thanks

Thaddaeus

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From: Bedford, Susanna [<mailto:Susanna.Bedford@reading.gov.uk>]

Sent: 06 December 2016 11:03

To: Jackson-Browne Thaddaeus

Cc: Baker, Lynette; Hanson, Sarah; Sutton, Giles

Subject: RE: BBC Caversham Park - Pre-application

Thaddaeus,

I have now finalised a room booking in the Council offices for our meeting on Monday 19th December Time 2-4pm.

Regards,
Susanna

From: Jackson-Browne Thaddaeus [<mailto:TJackson-Browne@lsh.co.uk>]

Sent: 01 December 2016 14:50

To: Bedford, Susanna

Cc: Baker, Lynette; Hanson, Sarah; Sutton, Giles

Subject: RE: BBC Caversham Park - Pre-application

Dear Suzanna,

I have checked with my team and we are available to attend the initial Caversham Park scoping meeting you offered to host on Monday 19th December. I would be grateful if you could confirm the details of the meeting so that a calendar invitation can be sent out to the attendees.

Thank you

Thaddaeus

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From: Bedford, Susanna [<mailto:Susanna.Bedford@reading.gov.uk>]

Sent: 30 November 2016 15:42

To: Jackson-Browne Thaddaeus

Cc: Baker, Lynette; Hanson, Sarah; Sutton, Giles

Subject: RE: BBC Caversham Park - Pre-application

Dear Thaddaeus,

Due to the large volume of requests that the planning department receives we have to rely on our administrative processes to ensure all requests are logged and actioned. The fee for our pre-application submission was increased on 1st November, which was unfortunate timing in this instance.

Re a site visit can you please inform the site manager that myself Susanna Bedford, Sarah Hanson and Giles Sutton intend to visit the site at 11am on Monday 5th December. All e-mail addresses set out above.

Post the scoping meeting, pre-application meetings can be charged on an hourly rate basis of officers' time (prior to, during and subsequent to any meeting). Given it is difficult to estimate the time resources required at an early stage, I would calculate this in the days following the meeting (within 5 working days of the meeting) and you would need to pay the required fee (most easily done via phone to one of my colleagues in the Planning Administration team) prior to the written feedback being sent to you.

Set out below the LPAs current officer rates (per hour) for the consideration of pre-applications :

Planner	£40
Other internal consultees	£50
Senior Planner	£55
Principal Planner	£65
Team Leader	£75
Manager	£80

Please contact me if you wish to discuss any of the above.

Regards,

Susanna Bedford

From: Jackson-Browne Thaddaeus [<mailto:TJackson-Browne@lsh.co.uk>]

Sent: 30 November 2016 14:48

To: Bedford, Susanna

Cc: Baker, Lynette

Subject: RE: BBC Caversham Park - Pre-application

Dear Suzanna,

It is disappointing that an administrative matter (an outstanding sum of £30 VAT which was not told to me when we spoke over the phone when you confirmed £150 would get the process started) is being used to delay the

assessment of the proposal. The submission was lodged on 10th November and we made it known that a submission was forthcoming some time in advance of this.

Your colleague who sent me the email requesting the outstanding VAT also misspelt my email address. That said, the cheque for the outstanding sum was posted earlier today.

The Council's Tree and Ecology Officers are welcome to do a site visit before commenting in detail and I can arrange access whenever suits (I will require their full names and email addresses to confirm with the Site Manager).

In relation to external consultees, at this stage we are only having these initial pre-application discussions with the Council. Whilst it might make sense to consult Historic England and the Garden History Society in due course, this first round of pre-application engagement is with Reading Borough Council as local planning authority.

Notwithstanding the above, you have offered to host an initial scoping meeting this year to discuss primarily policy issues (which our £180 fee will cover) with further feedback and meetings to be charged on an hourly rate as discussed. We would of course like to take up the offer to meet with Officers this year, I will therefore check these two dates you have offered with my team.

Where you say that that further feedback can be addressed on an hourly rate, I do not recollect you confirming the hourly charge for Officers' time and would be grateful if you would confirm this so that I can inform my client of this arrangement.

Regards

Thaddaeus

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From: Bedford, Susanna [<mailto:Susanna.Bedford@reading.gov.uk>]

Sent: 30 November 2016 12:20

To: Jackson-Browne Thaddaeus

Cc: Baker, Lynette

Subject: RE: BBC Caversham Park - Pre-application

Dear Thaddaeus,

Thank you for the below. Your pre-application submission has still not been validated or consultations formally sought due to the outstanding fee of £30 (as set out in my e-mail below) and therefore I cannot ensure internal consultation responses will be provided before the Christmas break. Our tree and ecology officers would also like to do a site visit before commenting in detail. Therefore please can you confirm access arrangements for the site at present ?

In relation to external consultees can you confirm if you are undertaking pre application discussions with Historic England and the Garden History Society at this stage ?

Notwithstanding the above I consider that there are fundamental policy considerations that need to be addressed prior to further detailed analysis of the scheme. I therefore proposed we could have an initial scoping meeting this year to discuss primarily policy issues (which your £180 fee will cover) and further feedback can be address and charged on an hourly rate as previously discussed.

My availability has been reduced due to truncated timescales for the production of Planning Committee Reports (for the January meeting) prior to Christmas. In relation to a meeting I therefore have availability Wednesday 14th Dec (all day) or Monday 19th Dec (PM), but am clear after 4th January 2017.

Regards,
Susanna

From: Jackson-Browne Thaddaeus [<mailto:TJackson-Browne@lsh.co.uk>]
Sent: 29 November 2016 17:05
To: Bedford, Susanna
Subject: RE: BBC Caversham Park - Pre-application

Dear Suzanna,

Many thanks for these endeavours.

The expected attendance list is as follows:

- . Thaddaeus Jackson-Browne (LSH) –Planning Consultancy;
- . Mark Dodds (LSH) – Planning Consultancy;
- . Paul Smith (BBC) – Head of Estates/Property as the Applicant;
- . Nigel Philp (LSH) – BBC Lead;
- . Phillip Hunter (LSH) – Local Development Agent;
- . Toby Wincer (OWAL Architects) – Architecture/Design;

I look forward to hearing back from you with some prospective times and dates.

Kind regards

Thaddaeus

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From: Bedford, Susanna [<mailto:Susanna.Bedford@reading.gov.uk>]
Sent: 23 November 2016 16:54
To: Jackson-Browne Thaddaeus
Subject: RE: BBC Caversham Park - Pre-application

Dear Thaddaeus,

I will review the submitted information at the start of next week and endeavour to set a meeting date this year. Please can you provide a list of who you envisage will attend the meeting and their specialism.

Regards,
Susanna

From: Jackson-Browne Thaddaeus [<mailto:TJackson-Browne@lsh.co.uk>]
Sent: 23 November 2016 16:46
To: Bedford, Susanna
Subject: RE: BBC Caversham Park - Pre-application

Dear Susanna,

Your colleague misspelt my email address. I will arrange for the additional sum to be paid. Administrative matters aside, are you able to confirm that we can hold the meeting this side of Christmas? The BBC is very keen for it to take place during 2016.

Thank you
Regards

Thaddaeus

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From: Bedford, Susanna [<mailto:Susanna.Bedford@reading.gov.uk>]
Sent: 23 November 2016 16:34
To: Jackson-Browne Thaddaeus
Subject: RE: BBC Caversham Park - Pre-application

Dear Thaddaeus,

The submission has been received by the LPA but has not been forwarded to me as the correct fee has not been received.
Please see email attached.

Regards,

Susanna Bedford
Principal Planner
Planning, Development and Regulatory Services/ Environment and Neighbourhood Services

Reading Borough Council
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Bridge Street
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From: Jackson-Browne Thaddaeus [<mailto:TJackson-Browne@lsh.co.uk>]
Sent: 21 November 2016 17:01
To: Bedford, Susanna
Subject: FW: BBC Caversham Park - Pre-application

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Susanna,

I would be grateful if you would confirm receipt of all of our submission documents and let me know once you have an idea of some prospective dates for the pre-application meeting.

Thank you

Thaddaeus

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From: Jackson-Browne Thaddaeus
Sent: 11 November 2016 12:35

To: Bedford, Susanna

Subject: BBC Caversham Park - Ecological Technical Briefing Note (updated version)

Dear Susanna,

Please find attached the correct Ecological Technical Briefing Note for BBC Caversham Park. The version on the CD I posted is an older version based on a superseded proposal. I would be grateful if you would confirm receipt of all of the information including this replacement Ecological Technical Briefing Note.

Thank you

Thaddaeus

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