

## Hook Tim

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**From:** Hanson, Sarah <Sarah.Hanson@reading.gov.uk>  
**Sent:** 07 April 2017 11:48  
**To:** Jackson-Browne Thaddaeus; Bedford, Susanna; Baker, Lynette; Sutton, Giles  
**Cc:** Philp Nigel; Dodds Mark; Paul Smith-Property ; Toby Wincer <toby@owal.london> (toby@owal.london); Hunter Philip; Marc Timlin <marc.timlin@turley.co.uk> (marc.timlin@turley.co.uk); Richard Curtis; Andrew Holyoak (andrew.holyoak@aspect-ecology.com); Hook Tim  
**Subject:** RE: BBC Caversham Park - Pre-application Meeting 29/03/2017 [OFFICIAL]

Thaddaeus,

Thank you for copying me in on the minutes. I feel that the Arb minutes are a little short on comments from me and read more as a statement from RC and TW about how the proposals are acceptable in relation to trees.

For clarification, I'm sure I mentioned the following:

- The proposals were a huge improvement and it appears that trees (not necessary RPAs or shading arcs, as currently stated) had been considered this time
- In relation to future sustainable relationships between dwellings and retained trees, it needs to be ensured that there is sufficient 'useable' amenity space in gardens, i.e. that not affected by shading or canopy spread, in order to minimise the chance of future pressure to prune. It is not acceptable to say that 'the presence of the TPO will mean the Council can prevent future pruning' as justification for an unsustainable relationships. The LPA will have to allow reasonable pruning. The default position should be to ensure the relationship is sustainable. Specific concerns were cited in relation to T358, 73 & 348; T50; T38 (semi-mature Beech which will increase in size with dense-shade canopy); T48 (potential pressure on RPA of veteran Lime); T486, 487, 489 (non-mature Limes and the common concerns with this species close to houses/gardens); perimeter trees (more space would be preferable)
- I questioned whether the RPA radius of veterans had been capped at 15m on plans or drawn as per the calculated RPA in the tree survey? BS5837 suggests 15m capping (hence work within this distance) may not be appropriate.
- It was agreed that the shading shown on the tree constraints plan would be useful shown on a proposed plan for further comment on this.
- I confirmed (for future reference) that I would expect at least a preliminary Arb Method Statement as part of any future planning application.

Other comments were very specific to the AIA and are probably of limited benefit to any potential purchaser of the land but I can provide them if you, your client or Aspect want me to.

Regards,

Sarah Hanson BSc, Dip Arb L4 (ABC), MArborA  
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**From:** Jackson-Browne Thaddaeus [mailto:TJackson-Browne@lsh.co.uk]  
**Sent:** 06 April 2017 18:02  
**To:** Bedford, Susanna; Baker, Lynette; Hanson, Sarah; Sutton, Giles  
**Cc:** Philp Nigel; Dodds Mark; Paul Smith-Property <paul.smith3@bbc.co.uk> (paul.smith3@bbc.co.uk); Toby Wincer <toby@owal.london> (toby@owal.london); Hunter Philip; Marc Timlin <marc.timlin@turley.co.uk> (marc.timlin@turley.co.uk); Richard Curtis; Andrew Holyoak (andrew.holyoak@aspect-ecology.com); Hook Tim  
**Subject:** RE: BBC Caversham Park - Pre-application Meeting 29/03/2017

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Dear Susanna,

Please find attached the Minutes we took away from the follow-up (second) pre-application meeting for the BBC Caversham Park development proposals.

I have also attached a separate covering note to inform you of the next steps in the process for the disposal of the site.

As expressed when we met, we are keen to receive the most positive and supportive letter possible, reflecting the good work we have done to refine and improve the proposal, having taken into consideration the Council's comments and advice in relation to the first proposal.

We are still awaiting a response from Historic England on our pre-application submission understand from your email to me (on 05/04/2017) that you intend to consult the Garden History Society at this stage in order that their comments can be taken into account prior to the site being marketed.

Hopefully this all ensures that a complete and balanced picture of all of the issues is provided as part of the marketing.

Thank you  
Kind regards

Thaddaeus

**THADDAEUS JACKSON-BROWNE BA (HONS) DIPTP MRTPI**  
**Senior Planner - Planning & Development Consultancy**  
**Lambert Smith Hampton**

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**From:** Jackson-Browne Thaddaeus  
**Sent:** 23 March 2017 17:53  
**To:** Bedford, Susanna ([Susanna.Bedford@reading.gov.uk](mailto:Susanna.Bedford@reading.gov.uk)); 'Baker, Lynette'; Hanson, Sarah ([Sarah.Hanson@reading.gov.uk](mailto:Sarah.Hanson@reading.gov.uk)); Sutton, Giles ([Giles.Sutton@reading.gov.uk](mailto:Giles.Sutton@reading.gov.uk))  
**Cc:** Philp Nigel; Dodds Mark ([MDodds@lsh.co.uk](mailto:MDodds@lsh.co.uk)); Paul Smith-Property <[paul.smith3@bbc.co.uk](mailto:paul.smith3@bbc.co.uk)> ([paul.smith3@bbc.co.uk](mailto:paul.smith3@bbc.co.uk)); Toby Wincer <[toby@owal.london](mailto:toby@owal.london)> ([toby@owal.london](mailto:toby@owal.london)); Hunter Philip; Marc Timlin <[marc.timlin@turley.co.uk](mailto:marc.timlin@turley.co.uk)> ([marc.timlin@turley.co.uk](mailto:marc.timlin@turley.co.uk)); Richard Curtis; Andrew Holyoak ([andrew.holyoak@aspect-ecology.com](mailto:andrew.holyoak@aspect-ecology.com)); [thook@lsh.co.uk](mailto:thook@lsh.co.uk)  
**Subject:** BBC Caversham Park - Pre-application Meeting 29/03/2017

Dear Susanna, Lynette, Sarah and Giles,

Please find attached the Agenda for the pre-application meeting for the BBC Caversham Park site taking place Wednesday 29<sup>th</sup> March 2017 at 10:00 at the Civic Centre.

Kind regards

Thaddaeus

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