

## Hook Tim

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**Subject:** FW: BBC Caversham 162144 PREAPP

**From:** Jackson-Browne Thaddaeus

**Sent:** 13 April 2017 15:28

**To:** Paul Smith-Property Philip Nigel; Hook Tim; Dodds Mark; Hunter Philip

**Subject:** FW: BBC Caversham 162144 PREAPP

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

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

**Sent:** 12 April 2017 18:13

**To:** Jackson-Browne Thaddaeus

**Cc:** Baker, Lynette; Roughan, Kieran

**Subject:** BBC Caversham 162144 PREAPP

Dear Thaddeus,

I confirm receipt of your e-mail of 6<sup>th</sup> April with the note of our meeting of 29<sup>th</sup> March 2017 and your clients site disposal process attached. I have also been cc'd in on Historic England's response received today. In consideration of any application at this site the principle of whether development is appropriate in the Historic Park and Garden is the fundamental step. If development is not considered to be acceptable further detailed discussions in relation to layout would not be progressed.

In relation to details am aware Sarah Hanson has already responded to you in relation to the content of your minutes and I have the comments of our ecologist below:

- In relation to Para 4.5 until surveys have been carried out on site, the LPA cannot confirm that any ecology issues can be mitigated
- A key issue is that the grassland to the south needs to be included in the red line boundary and have a phase 2 botanical survey should be carried out
- It is strongly advised that they carry out the surveys for GCN and bats this year if they think that an application will be submitted prior to July 2018 as we would not be able to determine any planning application without these surveys

In relation to you Section 6 para 6.1 without having a fully detailed scheme under consideration it cannot be stated that an acceptable technical solutions to trees, ecology or highway matters

can be achieved. In particular there is concern in relation to the connectivity to the site to Lowfield Road.

If the minutes of our meeting are to be included in your marketing information the minutes are required to be amended and agreed; or subsequent officer comments added as an addendum.

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

*This Council will implement its Community Infrastructure Levy (CIL) on 1<sup>st</sup> April 2015. Planning applications which are decided on or after 1<sup>st</sup> April 2015 may be liable to pay the levy. For more information please visit our website at <http://beta.reading.gov.uk/readingldf>*

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