

Beechcroft Developments Ltd
c/o Savills
Ground Floor Hawker House
5-6 Napier Court
Napier Road
Reading
RG1 8BW

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 212072

Direct: ☎ 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

26 January 2022

Your contact is: **Steve Vigar, Planning**

Dear Sir/Madam,

SCREENING OPINION ENQUIRY RESPONSE

Enquiry Reference: 212072

Address: Land at Caversham Park, Peppard Road, Caversham, Reading, RG4 8TZ

Proposal: Conversion of the main house to provide 63 assisted living apartments. Construction of a two storey 64 bedroom care home to the west of the main house following demolition of existing buildings. Conversion of the existing buildings along the access to the site to 4 houses. Erection of 33 houses on land lying outside the Historic Park and Garden boundary. Erection of 41 new houses and 12 apartments on land to the east of the main house in the area of existing car parking, hardstanding and infrastructure. Refurbishment and extension of the sports pavilion including the provision of 2 no. croquet lawns, 2 no. bowling greens and an additional tennis court.

I write in connection with your request for a Screening Opinion, submitted in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Screening Opinion

It is the Council's opinion that the proposed development of the site for employment purposes does not fall within Schedule 1 of the EIA Regulations.

The project does fall under Schedule 2, as an Urban Infrastructure Project and exceeds thresholds in terms of the number of dwellings (more than 150) and the site area (more than 5 hectares). The Local Planning Authority must therefore consider whether it is likely to have significant effects on the environment.

Consultation has been carried out with Historic England, Environment Agency, Gardens Trust, Berkshire Archaeology the Council's Environmental Health, Natural Environment and Transport sections, and the Lead Flood Authority. A number of representations have also been received from interested members of the public.

It is considered that the proposed development would be likely to result in significant effects on the environment by virtue of its nature, size and location due to degree of change affecting nationally designated heritage assets including the Caversham Park Registered Park and Garden and the setting of the Caversham Park (BBC Monitoring) listed building. The reasons for this are set out in more detail in the attached Screening Matrix, together with reasons why other relevant matters are not considered likely to have significant effects.

Therefore, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the Local Planning Authority hereby adopts a positive Screening Opinion to the effect that an Environmental Statement **IS REQUIRED** to accompany any formal planning application for the development referred to above.

Please note that the advice contained within this letter is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

Yours faithfully,

SDV

Steve Vigar
Principal Planning Officer

Attached: Screening Matrix
cc. Rachel Fletcher, Historic England