

24th June 2021

<By electronic submission>

Susanna Bedford
Principal Planning Officer
Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam,

MATTERS FOR CONSIDERATION FURTHER TO DISCUSSIONS HELD WITH RBC OFFICERS ON, 22ND JUNE 2021

Further to the discussions on Tuesday, please find a briefing note attached which sets out our considered response to matters raised.

I have included a number of attachments to support the detail given, including:

- Neighbouring Views Plan
- Green Space Plan – two versions to delineate green space quantum and delineation of spaces
- Accommodation Schedule
- Community Infrastructure Plan
- Policy Compliance Checklist

You will notice in the offer document, that the applicant has voluntarily offered to **increase the affordable housing provision to 35%**, above and beyond the policy requirement of 30%, in recognition and support of the acute need within the borough.

Taking into consideration our discussions on Tuesday and the firm belief of our legal and planning teams following a thorough review of the application is that the scheme is policy-compliant relying on our proposals, mitigation and contributions *within* RBC. Therefore, we do not suggest that the additional land in SODC, mentioned as a possible location for

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biodiversity mitigation, is required nor should it form part of the planning determination at this stage.

I trust that the enclosed helps to make what we think is a very robust, supportive case for the development. The scheme is highly merited and delivers a very significant level of benefit, as identified in the Council's IDP. As noted yesterday, we have taken the benefit of having a Planning Barrister thoroughly review our proposals and they are considered to be policy-compliant.

I look forward to meeting with officers again on 1st July to discuss matters further. Should you wish to discuss anything in the interim, please do not hesitate to contact me.

Yours sincerely,



Jonathan Walton
Senior Director

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