

Comments upon the landscape design proposal drawings

The following comments have been prepared by Stuart Ryder as an initial review of the landscape drawings presented to discharge Condition 40 for this Site. It is recognised that a different Condition – No.30 will be the mechanism for discharging the final set of landscape proposals. These comments tend to concentrate more on the management of the public realm rather than dwell on matters of design or amenity. The reference number in the table corresponds to a series of numbered dots on scanned copies of the submitted drawings.

No	Nature of Comment	Suggested Modification (if required)
Dwg 2299-1011 Rev C		
1	Tree Position making mowing awkward – trees placed in the way of smooth mowing lines, less problematically in meadow grass areas as mowing is less frequent.	Move trees to better positions to facilitate easier mowing but still retain irregularity of layout.
2	Acute end to hedge – Not readily achievable and appears as a drawing issue.	Put to flat end to match other hedges.
3	Tree species – On the updated landscape drawings to discharge Condition 30 individual trees will require species types marked up on drawings.	Matter for future application.
4	Buffer Zone width – The buffer zone width all along its length appears too narrow to be effective and the amount of planting will reduce with a necessary clearway to allow plant establishment aftercare and management.	Modify width of buffer zone and confirm how it is accessed along its length for aftercare.
5	Paving Flags – size and bond not specified.	Matter for future application.
6	Granite Setts – size, bond, surface finish and laying method not specified.	Matter for future application.

No	Nature of Comment	Suggested Modification (if required)
7	Reed planting – not included in Plant Schedule as suggested in Legend.	Matter for future application.
Dwg 2299-1012 Rev C		
8	Knee Rail to SuDS basin - If this is a Knee Rail along the edge of the SuDS basin this is contradictory to Condition 30 that requires SuDS features not to need lifesaving equipment and fence barriers.	Review SuDS proposals against Condition 30.
9	What is the double line feature - Path, pipe, something else? Is this the means of maintenance access into the basin?	Please label or include in drawing legend.
10	Trees on slopes – good to see this has been avoided to save on planting difficulties and long terms sustainability issues regarding watering.	No action required.
11	Tree positioned on fence line – Cannot plant here.	Re-position tree to a suitable location in the same verge.
Dwg 2299-1013 Rev C		
12	Dashed line – What is it? Is it a mown path? Where does it run to?	Please label or include in drawing legend.
Dwg 2299-1014 Rev C		
13	Maintenance vehicle access to play area - Is this the route a maintenance vehicle would use to access the play area, a double set of gates to allow future vehicle access is recommended.	Please confirm and possibly modify drawing for twin leaf gates
14	Hedge planting size – I would recommend advanced hedging stock either trough grown and planted or taller stock planted in double staggered row to withstand play wear & tear.	Matter for future application.
15	Hedge planting position – Positioned as shown immediately adjacent to the pumping station means that the external faces of the p/s cannot be maintained.	Propose alternative screening proposals in the future application.
Dwg 2299-1015 Rev B		

No	Nature of Comment	Suggested Modification (if required)
16	Goat Willow size – I would be surprised if you can source Salix caprea at this size.	Matter for future application.
17	Lime tree Honey Sap drop – Lime prone to honey sap after leaf aphid attack, place away from car parking spots, seats, lights, play area in more open areas.	Matter for future application.
18	Street Tree size – the ultimate height of the street trees is quite small, please look to increase tree size to gain a more significant canopy.	Matter for future application and possible use of larger trees on the open sides of roads.
19	Lime tree Honey Sap drop – Lime prone to honey sap after leaf aphid attack, even in this Greenspire cultivar.	Matter for future application.
20	Oak as single dominant canopy tree – I would typically expect to see two, or three separate dominant canopy species to protect against future diseases.	Matter for future application.
21	Native Scrub Mix – There are two in the schedule, please can their usages be described.	Matter for future application.
22	Prunus padas native status – Bird Cherry is a native species but more to the north and west of the country rather than Berkshire.	Matter for future application.
23	Reed planting specification – Not included in native marginal mix. How this group of smaller, less dominant marginal species are retained and not out competed by the reeds needs to be defined.	Matter for future application.
24	Plant supply sizes – keen to see 3 Litre pots as a minimum supply size	Matter for future application.
Dwg 2299-4001 Rev A		
25	Design of play kit foundations - Is the Civil or Structural Engineer to the project aware that they will be requested to design play area equipment?	Matter for future application.
26	Types of play kit – which if any of the pieces of play kit is accessible for children with protected characteristics?	Matter for future application.

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27	Space adjacent to seats – Please can space be provided adjacent to seats for prams/pushchairs/wheelchairs for inclusion reasons.	Matter for future application.
28	Impermeable liner – I note an impermeable liner is included in the design proposals for the SuDS basin – does this mean infiltration to the groundwater table is not anticipated or desired? Has there been liaison with the SuDS design process?	Matter for future application.
29	Impermeable liner key – Typically a key of the liner is undertaken to set it firmly at the top of the side slopes and to prevent the liner from emerging.	Matter for future application.
30	Other site furniture – Is any other site furniture expected to be provided on the site and in particular near the play area e.g. litter bin, dog waste bin, management signage?	Matter for future application.