

Z:\3249 Kingfisher Grove, Three Mile Cross, Berks\3249-5-2 DESIGN\3249-5-2 DR-5010_5011-P2 Open Space Strategy.indd

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The Landscape Approach to Sustainable Drainage

The site slopes gently north west towards the A33 with a Sustainable Drainage System (SuDS) proposed along the western boundary. The proposed scheme reflects the consented plan providing SuDS as a linear feature along the western boundary of the site. The proposed scheme seeks to continue these features as an integrated part of the landscape with the wet pond at the north of the site forming part of the entrance area and the attenuation basins (predominantly dry) becoming part of the western open space.

The two central attenuation basins are a little over 1m deep and are limited to the space available within the landscaped corridor, which also includes existing tree cover and vegetation. The basins have a slight meander through the space and by providing separate basins the linear form is more broken.

Different grassland mixes are proposed along this route, as well as planting on the basin slopes and scattered tree cover. The grassland mix within the basins are likely

to be circa 400-600mm in height, this would reduce on the basin slopes with a low maintenance grass mix which would be tolerant of fluctuations in water level. This, alongside the occasional planting and tree cover, is intended to provide an informal corridor with increased ecological value.

There is little opportunity for swales within the development due to the potential footprint associated with these as well as the potential adverse effect on the provision of street tree planting, which was prioritised for visually softening the development and placemaking.

While raingardens are not reflected in the parameter plan for the site a number of locations within the development parcel have been identified as potential opportunities, subject to review by the drainage consultant. There are long term concerns with offering raingardens within private conveyance due to maintenance requirements and access.

Entrance Pond (Wet Year Round)

The Pond in the north of the site forms part of the Entrance Area providing a visually attractive setting as well as increasing the ecological value of the space.

The year round water level would ensure a wider variety of plant species would establish with areas of marginal and wetland species proposed along the edge of the basin, this would be allowed to establish and naturalise populating the basin edges.



Attenuation Basins (Dry Year Round)

Basins along the western boundary of the site are proposed to collect and hold excess run-off produced in heavy rain event, with the levels and capacity required has been designed by others.

These basins are proposed as an integrated part of the naturalistic landscape corridor along the western boundary and would provide an open spaces connection from the entrance areas, along the development parcel, connecting with the open space to the south and providing access to play areas.



Existing Wetlands and Field Drains

Within the south western part of the site is an area of existing wetland. The scheme proposes to enhance this area for biodiversity value and as part of the SuDS corridor along the western boundary, utilising the opportunity to collect and slow excess surface water.

Additional tree and shrub planting around the wetland area would create a physical boundary between the wetland area and the wider open space providing a separation from residents and visitors as well as cover for potential fauna.



Raingardens

While raingardens are not reflected in the parameter plan there are a number of locations identified where raingardens could be incorporated.

Raingardens would enable the SuDS to be included with the development parcel and increase the amount of rainwater rub-off that can be collected and slowed within the site.

Raingardens would also offer an opportunity to diversify planting species within the development.



Ecological Corridors and Veteran Trees

Along the perimeter of the site are existing ecological corridors with existing trees, hedgerows and vegetation. Along the southern boundary and across the southern open space, running east/west, are two existing field drains with scrub and native hedge species alongside. A number of veteran Oak trees are also present.

The existing trees and vegetation would be retained and enhanced, where possible, with veteran trees to be protected and the removal of vegetation to be limited to access points.



Revisions					
Rev.	Date	Description	Drawn	ED	Checked
P1	21/02/2025	Tree locations updated in line with revised drawings	ED	AC	
P2	26/02/2025	Base Plan amended in line with revised drawings	ED	AC	
P3	13/02/2025	First Issue	EC	AC	

Status

PLANNING

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Client
SOVEREIGN NETWORK GROUP

Project
KINGFISHER GROVE, THREE MILE CROSS

Drawing Title
LANDSCAPE - SUSTAINABLE DRAINAGE STRATEGY

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1:1000		A1		14/02/2025	
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