

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	SDL Landscape and Trees
App No:	241862
Address:	Land at Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.
Proposal:	Application for submission of details to comply with the following conditions of planning consent O/2013/0346 (130162) dated 22/07/2014, in relation to the primary school development sub phase. Condition 4 relates to a Primary School Development Brief; 19 to a hedgerow strategy; 20 to a veteran tree strategy; 21 to a bat mitigation strategy; 22 to a reptile mitigation strategy; 44 to an external lighting strategy; 50 to an energy strategy, and 59 to a drainage scheme.
Type of Development:	
Site Visit Made:	Yes/No

Summary Of Recommendations

- ☐ No comment
☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☒ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Condition 4 – Primary School Development Brief

The Development Brief appears to be the same document as submitted to the Design and Access Statement for the RM application.

Condition 19 – Hedgerow strategy

I have no objection to the content of the Hedgerow Mitigation Strategy as submitted.

Condition 20 – Veteran tree strategy

An Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan has been provided for the development. The trees identified are growing outside the site and adjacent to Hyde End Lane.

A number of the trees are identified as veteran within the tree schedule; however their girth is not particularly large for the species. We would normally expect veteran Oaks to be at least 1300-1400mm girth. Therefore it would be helpful if the AIA

contained further comment / information as to why these trees have been given veteran status such as whether there are other features that would identify the trees as veteran.

If these trees are considered veteran then a separate veteran tree mitigation strategy in accordance with this condition will need to be provided.

Condition 21 - Bat mitigation strategy

No comment.

Condition 22 – Reptile mitigation strategy

No comment.

Condition 44 – External lighting strategy

The External Lighting Strategy document provides details of the types of lighting to be used on the school site. Mistral Small and Medium post top luminaires are proposed; however I am unable to find the heights of lamp column within the document and this will need to be provided.

Condition 50 – Energy strategy

No comment.

Condition 59 - Drainage scheme

A Drainage and SuDS Strategy by Jomas Associates and dated July 2024 has been submitted to discharge this condition.

Based on the Site Areas in Table 4 of the document and the Proposed Drainage Plan, this information appears to assume the external play areas for all year groups have been assessed as free draining, green areas. However in the Landscape Proposals document these areas are indicated as having a tarmac surface, so is likely to be impermeable, unless otherwise specified. Therefore the surface water drainage scheme will need to account for additional runoff from these areas.

It is extremely disappointing that a more innovative SuDS solution has not been combined with the landscape scheme to use surface water in a fun and educational way as part of the play resource for the school and to inspire children to make connections between the weather, landscape and nature. The aim should be to take roof and surface water drainage and to slow the flow as much as possible before it enters a piped system. This can be done by including the following:

- Water butts.
- Rain gardens, either close to the building to take water from the roof or using the landscape features and tree pits within or on the edge of the play area.
- Alternative to downpipes such as rain chains which can then feed into a rain garden. (This can be a feature of the building design).
- Using shallow channels and rills to create a temporary water and play feature.
- Planted swales.
- Ponds.

We will want to see an integrated SuDS and landscape scheme to provide a stimulating play space and an innovative solution to surface water and roof runoff and I strongly encourage the Drainage Engineers to work with the Landscape

Architects to achieve this. There are a number of good examples of how schools have incorporated SuDS features with their grounds and as part of their play space on the Susdrain website, the Landscape Institute website and GreenBlue Urban website, as a suggestion.

Date:	23 rd August 2024	Signed:	C. Brimble
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