
MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	241861
Address:	Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.		
Type of Development:	Major All other developments		
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

A number of plans and documents have been submitted to support this application which are listed in the covering letter and include a Design and Access Statement (DAS), Landscape Approach and Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan.

Further revised information has been provided following previous comments, and I comment as follows

Landscape

I have no objection to the landscape approach as set out in the document and shown on the Overall Landscape Plan, and detailed in the planting strategy and hardscape strategy. This document provides details of the range and variety of planting relating to the different proposed play spaces.

With regard to strip of land between the existing footpath and the eastern boundary of the site, which although is currently fenced off and appears to be within the site boundary, is outside the site red line. It is helpful to have clarified that this narrow strip of land relates to the adjoining residential parcel under RM application 170010

of which the proposed planting will need to be implemented according to the approved landscape plans as soon as practically possible.

Arboricultural Information

An Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan has been provided for the development. The proposed development will not have any detrimental impact on the trees growing outside the site and adjacent to Hyde End Lane.

It is helpful to note that the trees identified as Veteran within the AIA are those on the WDTVA database. A Veteran Trees Supplementary Note has been prepared dated 24th January 2025 which confirms that no works are envisaged to T5 (tree closest to site but outside the site boundary) to facilitate the primary school.

Design and Access Statement

A Design Rational dated February 2025 has now been provided in addition to the existing Development Brief which addresses issues raised on the material choice and design of the building. This now addresses these issues.

Drainage and SuDS Strategy

The Drainage and SuDS Strategy by Jomas Associates has now been updated V3 (November 2024) which now shows the areas of playground to be an impermeable surface.

A further Supplementary Note on SuDS has been provided dated 30th January 2025 following discussions with the applicant and we understand the current position regarding the project. We note that if during the detailed design of the project, changes could be made to incorporate additional SuDS features that would be of benefit to the scheme.

Conditions & Reasons (if required)

No additional conditions are required.

Date:

13th March 2025

Signed:

C. Brimble