



Reading
Borough Council
Working better with you

Jane Lock-Smith
Ground Floor Unit 12
Headlands Business Park
Blashford
BH24 3PB

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 221542/APC

Direct: ☎ 0118 937 2413
e-mail: Connie.Davis@reading.gov.uk

31st January 2023

Your contact is: Connie Davis, Planning

Dear Ms Lock-Smith,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221542

Application type: Approval of Conditions

Address: Leighton Park School, Shinfield Road, Reading, RG2 7DE

Proposal: Application for approval of details reserved by conditions 4 (Arboricultural Method Statement) and 5 (Hard and soft landscaping) of Application 220890

I refer to your application as described above.

The following information was provided to support both conditions 4 and 5:

- 'BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement for school house re-development' dated 30th August 2022
- 'BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement for school house re-development' 'Reduced report section 6 and tree protection plan only' dated 26th October 2022

Received 13th December 2022

- Drawing LPTRP-AUG22 - Tree Retention and Protection Plan
- Drawing 1381-P001(A) - Site Location Plan
- Drawing: 22208-IYL-8050-XX-DR-L-2000 Rev P06 - General Arrangement
- Drawing: 22208-IYL-8050-XX-DR-L-2200 - Levels Drawing Proposed and Existing
- Drawing: 22208-IYL-8050-XX-DR-L-2600 - Removals Plan
- Drawing: 22208-IYLD-8050-XX-DR-L-2601 - Removals Plan North Garden
- Drawing: 22208-IYL-8050-XX-DR-L-3000 - Paving Layout Main Entrance
- Drawing: 22208-IYL-8050-XX-DR-L-3001 - Paving Layout 6th Form Garden

- Drawing: 22208-IYL-8050-XX-DR-L-3002 - Paving Layout Northern Garden
- Drawing: 22208-IYL-8050-XX-DR-L-4200 - Top Soil Placement
- Drawing: 22208-IYL-8050-XX-DR-L-6000 - Raised Planter Details Plan and Elevation
- Drawing: 22208-IYL-8050-XX-DR-L-6001 Rev P03 - Raised Planter Details Plan and Elevation
- Drawing: 22208-IYL-8050-XX-DR-L-6002 Rev P02 - Raised Planters Detail Sheet
- Drawing: 22208-IYL-8050-XX-DR-L-1100 Rev P03 - Details & Sections

Received 17th October 2022

Condition 4

As a reminder, Condition 4 states:

[Pre-commencement] *No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.*

REASON: *In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.*

The submitted information was reviewed by the Reading Borough Council Natural Environment Officer. The information provided is not acceptable for the purposes of condition 4 for the following reasons:

- Two Arboricultural Method Statements have been provided with two conflicting section 6s. The AMS shows tree protection fencing on the south side of the east-west access road and makes no reference to this being removed. In addition, given the removal of the tree fencing around the trees in the car park, it was expected that reference to the site hoarding to be made instead, otherwise it appears the car park is open to site activity. It had been indicated that a hoarding plan was included in submissions but this cannot be found.
- Reference in the Arboricultural Method Statement to no-dig areas within RPAs is conflicting as none are shown on the Tree Protection Plan. The Arboricultural Method Statement should be site specific and only include what is relevant to the site to make it easier and clearer for contractors to follow.

As such, it is not considered that the information submitted is not sufficient to approve condition 4 of planning permission 220890. As such, condition 4 is **not approved**.

Condition 5

As a reminder, Condition 5 states

[Pre-commencement] No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;*
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);*
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;*

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: *These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.*

The details were reviewed by the Reading Borough Council Natural Environment Officer and the case officer. **Details under parts a and b of condition 5 are deemed acceptable and are hereby approved.** The above parts of the condition shall have been considered to have been discharged providing that the development is undertaken in accordance with the approved details.

However, the information provided is **not acceptable for the purposes of parts c, d and e** condition 5 for the following reasons:

Part c

- There does not appear to be a soft landscape planting plan to show what is being planted and where which is required for part c of the condition.
- The General Arrangement plan indicates 7 trees to be planted in 'amenity grass'. The western 4 (immediately to the south of the building) are, with ref to the Topsoil plan, specified in 600mm of topsoil - it is unclear whether this will be the entire depth available (which is not sufficient with ref to BS3882:Topsoil) hence clarification is required and it should also be noted that trees should be planted with subsoil and topsoil, not all topsoil. The 3 eastern trees appear to be in an existing grass area with the Topsoil plan stating: 'Tree Planting Pit to be in filled with top soil to a depth of 600mm' - BS8545 suggests backfilling with soil removed to dig the pit (with sub and top soil separated).
- Three trees on the south-east corner and three on the north-east of the building are specified (with ref to the Topsoil plan), in 600mm depth of topsoil with two in raised planters. Comments are as above regarding adequate depth. Those in the south-east corner are (with ref to the planter details plan) in planters 1 & 2 - Planter 1 is only 600-610mm deep at the north end, reducing to 400mm at the south end so insufficient for the tree proposed and inconsistent with the Topsoil plan. Similarly, planter 2 is a max of 570mm so insufficient for the tree proposed and inconsistent with the Topsoil plan.
- For trees in the north-east corner, planters 4 & 6 are relevant. Planter 4 is a max 480mm depth so insufficient for the tree proposed and inconsistent with the Topsoil plan. Planter 6 is a max 450mm deep so insufficient for the tree. The last tree in this area (closest to the building and west of Planter 8) is specified on the Topsoil plan as in an 'Area to be in filled with topsoil to a depth of 450mm' - clarification as to the total depth of soil is required as 450mm is not deep enough for trees

Part d

- No maintenance programme is provided as required by this part of the condition

Part e

- The Arboricultural Method Statement and drawing 'Removal Plan North Garden 22208 -IYLD-8050-XX-DR-L-2601 P05' show some services but the two are not consistent and the services are not labelled as existing or proposed on the latter so the situation is unclear. A clear services plan is required (existing and proposed) for this part of the condition.

As such, it is not considered that the information submitted is sufficient to **approve details in relation to parts a and b** of condition 5 of planning permission 220890. However, the information submitted is **not sufficient to approve parts c, d and e** of condition 5 of planning permission 220890.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development. A new application will be required to discharge condition 4 and parts c, d and e of condition 5.

Yours sincerely,

Connie Davis

Senior Planning Officer