

Comments received 15/06/2021 from Jonathan Markwell

Relating to condition submission application (210284)

JM comments followed by AB comments in red

Condition 12 (cycle parking)

The Crime Prevention Design Advisor for Berkshire at Thames Valley Police is content from her perspective with the information submitted for this condition.

Noted

The Transport Development Control Manager notes that the original application agreed a cycle storage provision of 45 spaces for the commercial uses on the site which took into account the flexible nature of their use. However the submitted information only provides for 40 spaces and therefore a revised drawing is required illustrating an increased provision. It should be noted that the cycle parking spaces illustrated on the submitted plan are deemed acceptable. Given the above the Highway Authority cannot recommend the discharge of the condition. You are invited to submit revised details to overcome the current concern.

4 additional spaces added next to the nursery and 2 additional added next to the gym bringing the total to 46 available spaces – see updated drawing reference 446.PL.606 A Cycle Parking Facilities

Condition 18a) & b) (phases 1 & 2 car parking allocation)

The Transport Development Control Manager advises that the application identified through the course of the assessment that a provision of 35 visitor bays would be required, with the vast majority needed for the commercial elements of the development. It must therefore be stressed that the Highway Authority cannot agree to the loss of any of these spaces. Included within this provision is 4 parking bays that were to be included within the adoption of the vehicular access located to the east of the site and at this stage the Highway Authority cannot agree to the loss of these bays either. The Highway Authority have been in discussion with the applicants Transport Consultants and it has been advised that the 4 spaces in question were proposed as a result of lost parking along Kenavon Drive due to the central vehicular access into the development. It has been discussed that as a result of the design of this access being altered and refuse collection areas being re-designed, the loss of on street parking no longer occurs and that these spaces no longer need to be handed over to the Highway Authority. It was therefore advised to the Transport Consultant that this would need to be confirmed as part of any submission prior to this alteration in parking being formally agreed. This has not been submitted as part of this proposal.

I have outlined the journey on this below.

Originally under the original consent the access and refuse strategy into mid block from Kenavon drive impacted 4 of the on street spaces and such these were going to be relocated onto our development and contained within our visitor parking quantum.

Since this however under consent reference 200888 we have re-orientated the access to avoid the clash issues and also under the submission of condition 19 contained within this condition application pack we have re-considered our refuse strategy to move the collection to come from the new street between mid and west block.

Phil Brady has prepared a technical drawing displaying the updated arrangements and bus stops etc. confirming that none of the on street existing spaces are lost. See attached drawing reference O446-37454-SW-XX-C-0100-P02.

This means these 4 spaces originally sterilized and relocated are retained in place along Kenavon and are no longer a concern.

We have then gone on to receive feedback from car club suppliers that locating the car club vehicles within undercrofts is not viable for them as it would put users off and also that 10 spaces is hugely excessive and that 5 will be more than sufficient. The location of these spaces within the undercrofts also poses a security risk for our residents as the undercrofts will become more accessible to the public.

I then wrote to you and then subsequently to Darren with the assistance of Phil Brady at Stantec outlining our strategy for their movement. The strategy proposed the movement of 5 car club spaces externally to the east of east block (farthest point from the commercial spaces) and the change of the 10 spaces allocated to car club within the undercrofts of the 3 blocks to residential visitor spaces of which a visitor or resident shall arrange with the parking management team and gain access and permit securely. The 10 internal visitor spaces shall retain the ability for 5 to be flipped to car club should there be sufficient demand for them however the car club supplier thinks this to be very unlikely.

Darren came back on the 31/03/2021 confirming this movement and swap out was acceptable in principle subject to the 4 spaces along Kenavon drive not being lost of which I have outlined above is the case.

This proposal actually results in a net gain of 5 visitor spaces from that approved.

Having looked back through the submissions at the time of the planning application the Transport Development Control Manager references Technical Note TN003 Dated 9 August 2017, which stipulates that the central building will accommodate a provision of 5 spaces for the nursery use on the site, however the submitted drawing provides no reference to this provision of parking. This must therefore be included within a resubmission of information.

This nursery visitor provision is contained within the undercroft of West block or 'Block 1' as stipulated on page 12 of the note referenced above. As such this shall be submitted in phase 3 condition submission.

The visitor parking provision proposed equates to 7 spaces however at the application stage the total provision of parking for the site was 35 spaces, given that Phases 1 and 2 provide a greater proportion of the commercial uses an assessment is required to ensure that sufficient visitor parking is provided.

The balance of the visitor parking provision shall be contained within the submission of phase 3 details in lines with the phasing plan boundaries. Please be mindful that the movement of the car club spaces explained above reduces the external visitor provision to 30 spaces with the addition of 10 internal residents visitor spaces taking the visitor provision up to 40.

Until the above has been addressed the Highway Authority are unable to recommend the discharge of this condition.

I would also add, beyond what my transport colleague has referenced above, that the wording of the condition specifically references the need to demonstrate a tenure breakdown of the residential parking at the site. Your submission appears to be silent on this matter. The parking plan needs to be updated to specify which parking spaces will be for sole use by occupiers of market units at the site, which parking spaces will be for sole use by occupiers of rented affordable units at the site, and which will be for sole use of occupiers of shared ownership affordable units at the site. Furthermore, the written document accompanying the plan will be required to specify how use of the spaces will be managed in the future too, to ensure that there is no abuse of the to-be-agreed arrangements in due course.

See attached the updated parking plan reference 446.PL.110 A to show the allocation of parking between private and affordable, I have grouped shared ownership and rented together as these are being allocated by the housing association and not ourselves so I do not have control of this.

Please can you clarify further what you are hopeful to be added to the parking plan document, the document in my eyes covers all of the necessary areas.

With the above in mind, I can advise that the expectation would be for a proportionate amount of spaces being allocated for affordable housing units at the site (both rented and shared ownership) and for these specific spaces being shown on the plan (to ensure in practice that the affordable units are provided with a proportionate amount of parking facilities, and to ensure that they are conveniently located in close proximity to where the affordable housing units are located on site).

Please see the revised parking plan reference 446.PL.110 A.

Looking back at the officer committee report at the time of original permission 170509, there were 271 dwellings in Blocks M1-M4, comprising 165 market, 59 rented and 47 shared ownership units. Accordingly, it would be expected for no more than 60.89% of the parking spaces for residents within the mid-blocks to serve market units, no less than 21.77% of the spaces being for rented affordable units and no less than 17.34% of the spaces being for shared ownership affordable units.

Please see the revised parking plan reference 446.PL.110 A, this displays that the allocation to private units is 60.7% falling under the upper limit set of 60.89% and the allocation to the affordable of 39.2% falling over the lower limit set of 39.11%. as noted above I do not have control of the allocation between the shared ownership and rented however I shall communicate to the HA the split required.

There were 213 dwellings in Blocks E1-E5, comprising 162 market units and 51 rented affordable units. Accordingly, it would be expected for no more than 76.06% of the parking spaces for residents within the east-blocks to serve market units and, moreover, no less than 23.94% of the spaces being for rented affordable units.

Please see the revised parking plan reference 446.PL.110 A, this displays that the allocation to private units is 61% falling comfortably under the upper limit set of 76% and the allocation to the affordable of 35% falling comfortably over the lower limit set of 24%.

I would therefore await your clarity and updates on this please prior to being able to possibly discharge this condition. Put another way, the information submitted to date is considered to be incomplete to enable the condition to be discharged at this time, and further information is required.

Condition 19 (service/refuse vehicle strategy)

The Transport Development Control Manager advises that the submitted strategy does not identify how the residential and commercial units as part of the eastern block will be serviced, this should be included on the service vehicle strategy plan. Until this is submitted the Highway Authority cannot agree to the discharge of the condition. You are invited to submit revised details to overcome the current concern.

See attached updated Service Vehicle Strategy Plan reference 446.PL.605 A including the access to the commercial within East block.

Condition 20 (door openings)

The Transport Development Control Manager advises that all the doors that open outwards within the development do so within private areas or are associated with plant and therefore this has been deemed acceptable. The Highway Authority are happy that the condition can be discharged. A formal decision will follow in due course via the official decision notice.

Noted

Condition 22 (parking gates)

The Crime Prevention Design Advisor for Berkshire at Thames Valley Police is content from her perspective with the information submitted for this condition.

The Transport Development Control Manager advises that The Highway Authority are happy that the condition can be discharged. A formal decision will follow in due course via the official decision notice.

Noted

Condition 33 (mechanical plant noise assessment)

The Council's Environmental Protection officer is largely satisfied with the details contained within the noise assessments. However, she would like to check whether the noise limits proposed for the commercial unit fit outs (kitchen extract and AHU) are considered achievable? Could the assessment include a preliminary assessment of the sound level that typical plant could achieve? Your responses on these matters are sought to enable this to be further considered.

These noise limits have been outlined as achievable by the specialist and any future specification shall need to adhere to these. It will be impossible to realistically produce any form of initial assessment given the wide range of equipment and mitigation methods that could be employed to suit the end scenario. It would be complete guess work that would be extremely costly and time consuming to complete. If you can approve this report we can use it as a parameter for the specification of future equipment.

Condition 38 1)a), 2)b), 2)c) & 2)d (landscaping)

Please see attached the comments received from the Natural Environment officer, which detail a number of comments which require your responses please?

See comments extracted separately at the end

Please see attached the comments received from the RBC Ecology consultant, which detail a number of comments which require your responses please?

See comments extracted separately at the end

In terms of condition 38 2)b) hard landscaping I can confirm contention with the information submitted in itself. A formal decision will follow in due course via the official decision notice.

Noted

Condition 41 (landscape management plan)

Please see attached the comments received from the Natural Environment officer, which detail a number of comments which require your responses please?

See comments extracted separately at the end

Please see attached the comments received from the RBC Ecology consultant, which detail a number of comments which require your responses please?

See comments extracted separately at the end

Condition 43a) & b) (phases 1&2 lighting strategy)

Please see attached the comments received from the Natural Environment officer, which detail a number of comments which require your responses please?

See comments extracted separately at the end

Please see attached the comments received from the RBC Ecology consultant, which detail a number of comments which require your responses please?

See comments extracted separately at the end

The Council's Environmental Protection officer has queried whether the lux overspill into nearby existing premises has been modelled? It is acknowledged that this may have been included within the report but this is not clear. Accordingly, could it be clarified please?

Impact on neighbouring buildings has been added onto page 16 of the revised Lighting Report document reference LB_0956_LS_02_RevF.

Network Rail has replied today confirming that the Signal Sighting engineer has now reviewed the Lighting Report. Network Rail confirm that they do not expect lighting to be an issue and therefore approve of the condition being discharged. However, should train drivers report lighting from the development to be an issue, Network Rail would expect you to take the necessary action required to resolve this issue. Accordingly, this will be referenced on the future decision notice in the event of the condition being discharged in the future.

Noted

The Crime Prevention Design Advisor for Berkshire at Thames Valley Police is content from her perspective with the information submitted for this condition.

Noted

Condition 49a) & b) (phases 1&2 dwelling emission rates).

I can advise that the wording of the condition expressly states that an As Built Standard Assessment Procedure document is required, produced by an accredited assessor.

49. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

The documents submitted are referenced as 'As Designed', rather than 'As Built', so clarification is initially sought on this important detail (e.g. are these reports premature to satisfy the condition?), particularly bearing in mind the date of the report in July 2020 (and how that aligns with the timing of the build programme)?

Furthermore, based on the report submitted, it is unclear whether the assessment has been undertaken by an accredited assessor, as this detail does not appear to have been specified in the report. Clarification is therefore required on this point too.

Until these points are clarified the condition cannot be discharged.

We have added in to both of the reports submitted confirmation that Stantec who completed these reports is an accredited assessor as requested. See document reference O446-37454-E-XX-M-8010_T3 for both East and Mid blocks.

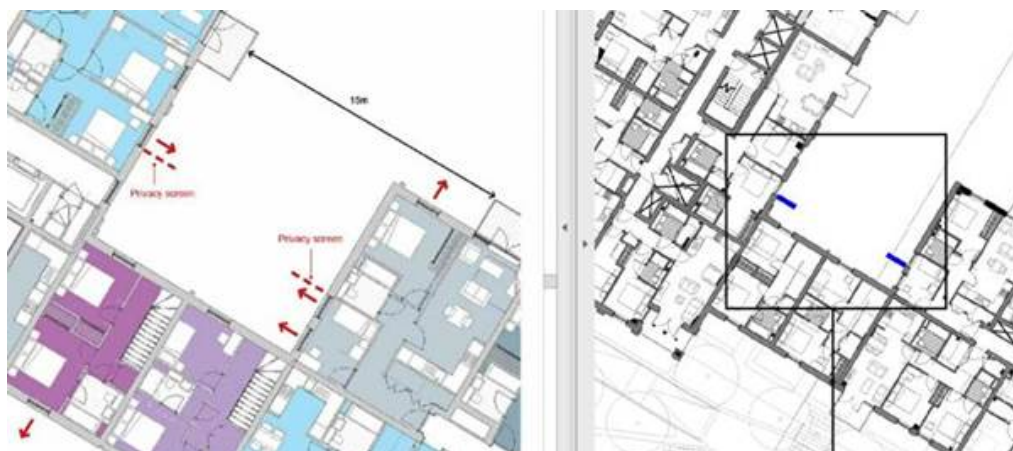
I am struggling to understand how we can realistically provide you with an 'As Built' report as even if we just concentrate on 1 phase at a time and look to East block as our phase 1, by the time we have built all of this block of which would allow for us to provide you with an 'As Built' report a portion of the block will be occupied as we break this phase in to sub phases of delivery. The 'As Designed' report is what we are building so there should be no difference in these. I am struggling to see what the best way forward is on this, please can you provide us with guidance.

Condition 52a) & b) (phases 1&2 play facilities)

The Council's Playground Officer has provided specialist input on this condition. His only concern, as a maintenance issue, concerns the marble table. This is some concern whether the perspex face will be durable to withstand any kind of anti-social abuse? It would be helpful if you clarify this with the manufacturer and provide any additional details of the durability of the product? You are invited to submit further details to overcome the queries raised.

The marbles table face is made from 10mm safety glass as can be seen on the submitted technical documents reference '11.01500-Marbles-Table' not Perspex. 10mm safety glass is very strong, it's what glass balustrades are typically made from to give you an idea on their robustness.

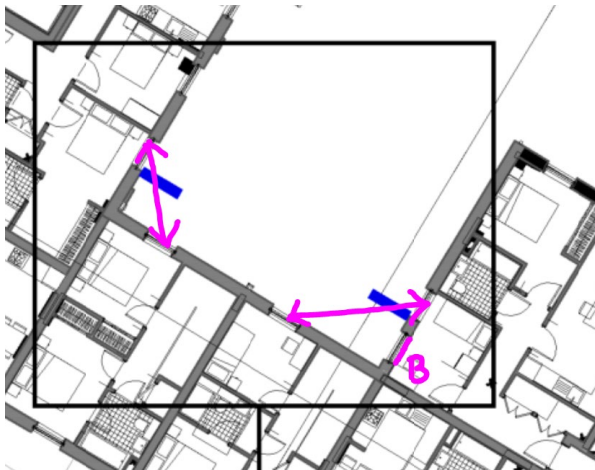
Condition 53a) & b) (privacy screens)



I can advise that when comparing p151 of the DAS at the time of application 170509 and the plan submitted in seeking to support this discharge of condition application, it is first noted that the internal layout of the western most unit has changed. The position of the proposed privacy screens do not actually serve any meaningful purpose, in that direct overlooking between the two opposite bedrooms is possible (and there is no way of addressing that, unless the second window in the single bedroom is removed). In the circumstances, I would suggest that the privacy screens are revised to the locations originally proposed, with that currently proposed on the western block retained, but that on the eastern side of the extract removed, making the proposal as follows (see a somewhat crude marked up plan below):



I can confirm the floor plan has changed as agreed under NMA 200228 when we amended the fire strategy. In my mind the purpose of these screens is to minimise close quarter overlooked between the dwellings. If we move these screens to the location you demark I question if this will achieve this as successfully as where previously proposed? See below a markup of how the proposed screens will work and assist in screening this overlooking. The window marked with a B would need to have a blind or curtain or similar however the location of the screen externally in the location shown will allow the other to not require this element.



The wording of the condition requires a sample of materials of the proposed screens to be provided, but these have (partly understandably) not been provided. In the circumstances, can photographs of the proposed materials or specifications of the screens showing the actual materials (not a CGI) be provided to seek to satisfy this component of the condition?

I have added photographs of the sample of the screen we have received – this sample has too many large perforations in it of which the refined design as submitted does not however I hope this gives you and understanding of what they will look and feel like. See revised drawing O446-AA5990C-SW-ZZ-A-6821-D01.

Sarah Hanson (NE officer) Comments, AB comments red

Condition 38 hard & soft landscape

1) a)

This current application provides new submissions for services, the plans approved under 201148/APC having been revised to show the approved landscape changes under application no: 200888/NMA. Plans submitted are: 446.PL.Util.100 Existing Utilities Plan and 446.PL.Util.101A Utilities Plan. I have compared the latter with Illustrative Landscape Masterplan AL6086-2010 Rev F, Planting Strategy AL6086-2003 Rev D, Kenavon Drive Landscape Tree strategy AL6086-2002 Rev G. The purpose of the comparison is only to ensure that the services plan shows tree planting as approved on Tree Strategy Rev G. As you know, services were approved retrospectively under 201148/APC and had already been installed hence there is no comment I can make other than to emphasise that we expect tree planted, as approved under 200888/NMA and by virtue of this current application – Berkeley Homes only confirmed that tree planting, as approved under 170509, would not be affected during the processing of 201148/APC.

Noted

2) b)

Submissions have been provided to agree Hard Landscaping – I will leave you to consider these and ensure compatibility with that approved under 200210/APC (condition 4 – materials).

Noted

2) c)

I note that this seeks to discharge the soft landscaping for Phase 1 (eastern block) and Phase 2 (mid block) only, as shown on Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02 approved under 190764/NMA. The following plans have been submitted, which I have compared with Illustrative Landscape Masterplan AL6086-2010 Rev F, Planting Strategy AL6086-2003 Rev D, Kenavon Drive Landscape Tree strategy AL6086-2002 Rev G approved under 200888/NMA, particularly the latter plan:

F367-AL6086C-SW-GF-L-3050 P03 Key Plan
 F367-AL6086C-SW-GF-L-3051 P03 Planting Plans -Sheet 1
 F367-AL6086C-SW-GF-L-3052 P03 Planting Plans -Sheet 2
 F367-AL6086C-SW-GF-L-3053 P03 Planting Plans -Sheet 3
 F367-AL6086C-SW-GF-L-3054 P03 Planting Plans -Sheet 4
 F367-AL6086C-SW-GF-L-3055 P03 Planting Plans -Sheet 5
 F367-AL6086C-SW-GF-L-3056 P03 Planting Plans -Sheet 6
 F367-AL6086C-SW-GF-L-3057 P03 Planting Plans -Sheet 7
 F367-AL6086C-SW-GF-L-3058 P03 Planting Plans -Sheet 8
 F367-AL6086C-SW-GF-L-3059 P03 Planting Plans -Sheet 9
 F367-AL6086C-SW-GF-L-3060 P03 Planting Plans -Sheet 10
 F367-AL6086C-SW-GF-L-3061 P03 Planting Plans -Sheet 11
 F367-AL6086C-SW-GF-L-3062 P03 Planting Plans -Sheet 12
 F367-AL6086C-SW-GF-L-3063 P03 Planting Plans -Sheet 13
 BMD.20.036.DR.P301 East Block Planting Rev D
 BMD.20.036.DR.P302 Mid Block Planting Rev D
 BMD.20.036.SP.P001 Hard and Soft Spec

East & Mid Block

Application 200888/NMA approved BMD.20.036.DR.P101 Rev B East Block Landscape General Arrangement and BMD.20.036.DR.P102 Mid Block Landscape General Arrangement Plans. I note that this current application provides BMD.20.036.DR.P101 Rev E East Block Landscape General Arrangement and BMD.20.036.DR.P102 Rev D Mid Block Landscape General Arrangement plans – I'm not clear why revised GA plans were considered necessary but in terms of tree planting and landscape layout they appear consistent with that already approved.

Noted

In relation to the East Block, there is a minor change to the tree planting on the approved GA plan (one Prunus is now an Amelanchier) but I've no objection to that. The remainder of the planting is reasonable albeit it is a pity that all the hedge planting is the same (Prunus Lusitanica) so lacks diversity – I note this is being planted as an instant hedge which is positive in terms of instant impact.

Noted

In relation to the Mid Block, tree planting is as per that on the approved GA plan. In relation the remainder of the planting, the same comment as above applies.

Noted

The tree planting is agreed only as it is as per the previously approved GA plans – if these plans had not shown species, amendments would have been requested to be in line with our new Tree Strategy.

Noted

Ground floor planting

I have focused on tree planting to ensure plans are consistent with those approved already.
 F367-AL6086C-SW-GF-L-3051 P03 Planting Plans -Sheet 1 – acceptable. I note 3 additional ornamental trees have been added which is positive.

Noted

F367-AL6086C-SW-GF-L-3052 P03 Planting Plans -Sheet 2 – this is not consistent with the approved Tree Strategy Rev G. The approved Strategy had a row of 15 trees along the Forbury Road frontage, alternating between Hornbeam and Silver birch. The submitted plan has these 15 trees shown but

with the addition of sporadic Downy birch as single or groups of trees behind this row (site side). Whilst further tree planting is positive, I am concerned that it is just too many, leading to suppression of trees and also potential requests to prune (I would need comparison between the planting and elevations to comment on that point further but these new trees are closer to the building). Comment from the applicant would be helpful.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

F367-AL6086C-SW-GF-L-3053 P03 Planting Plans -Sheet 3 – this includes the bed under Council ownership for which a S142 is required (I assume this has been resolved). This plan shows 3 Silver birch in this bed despite it previously being agreed with the applicant that these would be Downy birch (due to the number of Silver birch on the site itself) and Downy birch being included on the approved Tree Strategy plan. Amendment therefore required. The remainder of the riverside tree planting is as per that previously approved.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

F367-AL6086C-SW-GF-L-3054 P03 Planting Plans -Sheet 4 – acceptable. Tree planting is as per that previously approved.

noted

F367-AL6086C-SW-GF-L-3055 P03 Planting Plans -Sheet 5 – acceptable. Tree planting is as per that previously approved.

noted

F367-AL6086C-SW-GF-L-3056 P03 Planting Plans -Sheet 6 – acceptable. Tree planting is as per that previously approved.

noted

F367-AL6086C-SW-GF-L-3057 P03 Planting Plans -Sheet 7 – acceptable. Tree planting is as per that previously approved, albeit *Tilia cordata* 'Streetwise' is proposed instead of the approved *Tilia cordata* 'Greenspire' but as these trees are effectively the same, I have no objections.

noted

F367-AL6086C-SW-GF-L-3058 P03 Planting Plans -Sheet 8 – acceptable. Tree planting is as per that previously approved, albeit *Tilia cordata* 'Streetwise' is proposed instead of the approved *Tilia cordata* 'Greenspire' but as these trees are effectively the same, I have no objections.

noted

F367-AL6086C-SW-GF-L-3059 P03 Planting Plans -Sheet 9 – the southern-most tree is not labelled and it is not clear if this is the northern most tree on Sheet 10? See additional comments below for Sheet 10

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

F367-AL6086C-SW-GF-L-3060 P03 Planting Plans -Sheet 10 – the approved Tree Strategy included 16 trees down Palmer St (5 *Amelanchier*, 3 *Malus* & 8 *Sorbus*). The submissions include 2 additional trees, which is positive, and with a different split between *Amelanchier* and *Sorbus* (now 8 *Amelanchier* & 7 *Sorbus*). I have no objections to this and I assume as it's adding trees, the inconsistency with the approved Tree Strategy can be accepted through this application. I think that

the two eastern most Sorbus aria in the Riverside Square should be labelled on this plan, but they are not (they are not included on Sheet 5 or 11 either) – this needs to be resolved.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

F367-AL6086C-SW-GF-L-3061 P03 Planting Plans -Sheet 11 – acceptable. Tree planting is as per that previously approved.

noted

F367-AL6086C-SW-GF-L-3062 P03 Planting Plans -Sheet 12 – acceptable. Tree planting is as per that previously approved (plus the addition of one tree). However, the plan appears to show 8 trees whereas the Schedule has 6?

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

F367-AL6086C-SW-GF-L-3063 P03 Planting Plans -Sheet 13 – acceptable. Tree planting is as per that previously approved, albeit Tilia cordata 'Streetwise' is proposed instead of the approved Tilia cordata 'Greenspire' but as these trees are effectively the same, I have no objections.

noted

2) d)

The following drawings have been provided in relation to Tree pit specifications:

F367-AL6086C-SW-GF-L-3070 P03 Tree Cell Strategy – this drawing lists 4 different scenarios: 1) Tree pit in soft landscape with tree cells, 2) Tree pit in hard landscape, 3) Tree pit in green street with tree cells and 4) Tree pit in soft landscape. It would have been helpful for these labels to be consistent with the title of the tree pits drawings and there does not appear to be a tree pit drawing for 'tree pit in soft landscape with tree cells' – clarification is required.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

The drawing shows the soil volumes per tree where root cells are proposed. These are not acceptable. 20m³ is proposed for the two Quercus, whereas volume in the region of 30m³ would be expected.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

Similarly, a soil volume of only 12m³ is proposed for the Carpinus whereas, again, in the region of 30m³ would be expected (volumes taken from GB Urban Soil volume calculator).

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

In relation to that proposed for the Alnus in front (riverside) of the east block, the 12m³ is acceptable only if these are linked tree pits (which is better for the tree anyway)

noted

confirmation is required. Also, it is unclear what is relevant to Huntley Street and confirmation is required. In addition, no soil volumes for those in soft beds is required – this is necessary where the beds are limited and surrounded by hard surfacing.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

F367-AL6086C-SW-GF-L-3170 Tree Pit in Hard Landscape – acceptable in principle but note comments above in relation to soil volume.

noted

F367-AL6086C-SW-GF-L-3172 Tree Pit in Green Street – this relates only to the 3 Malus in Palmer Street showing the ‘tree pit in soft landscape with tree cells’ referred to on the Tree Cell Strategy drawing and is largely acceptable. However it is unclear how the roots will be prevented from entering the top layer of soil above the root cells as no barrier is included – confirmation is required.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

F367-AL6086C-SW-GF-L-3173 Tree Pit in Softscape – this is acceptable in principle, however, in some locations, I would suggest that root barriers around the perimeter of the soft landscape beds, as opposed to the individual tree pits, is relevant to minimise root impact on adjacent surfacing as well as services whilst providing as much unrestricted root space as feasible. Location of barriers should be added to the Tree Cell Strategy Plan (with a change of name). Note comment above on soil volume.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

BMD.20.036.DR.P203 Typical Tree Pit Details Rev B – whilst not clear from the title, this relates to tree pits at podium level (trees in mounds and in planters). In relation to the raised planter details, I am concerned about the depth – there is only reference to 400mm of topsoil which is insufficient for tree planting and not in accordance with BS3882:2015 for depth of soil for tree planting. If these are the planters shown on P.14 of the Street Furniture Rev C booklet (approved under 200210/APC) then the depth is not consistent.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

Also submitted is Typical Soft Detail drawing BMD.20.036.DR.P202 Rev B which are acceptable as they don't relate to tree planting. I note the use of artificial turf which is a negative addition given the lack of biodiversity provision, potential microplastic pollution and higher temperatures of artificial (as opposed to grass) turf.

This artificial grass has been removed as requested and replaced with normal grass suitable to its location. This is a pity as the artificial grass requires substantially less maintenance particularly during summer months. See revised landscape drawings.

In relation to Hard & Soft Landscape Specification document BMD.20.036.SP.P001 Rev D, this is a very standard document hence the following are comments normally made to these standard specifications (I have only focused on the soft landscape elements):

- Q28, 332, 334 – refers to BS3882:2007. Should be 2015.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q28, 655 – this states that no mechanical tools should be used within 100mm of tree and plant stems. 100mm is extremely close to stems of retained trees – only hand tools should be used within RPAs (ref to approved Arb Method Statement).

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q31, 130 – as above for use of mechanical tools. This point also refers to ‘tree canopies’ as a measure which is not appropriate, with RPAs being the point of reference.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q31, 245 – in view of the biosecurity elements of our new Tree Strategy, this section should also require biosecurity labels to confirm the supplier has followed due biosecurity requirements

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q31, 260 – this should state that approvals for substitutions will be from the LPA

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q31, 720 – there should be no exclusions. Replacements are required whatever the reasons for failures.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q31, 750, Q35, 156, Q35, 500 – watering. What is the frequency?

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q35, 102 – this states 5 years, whereas condition 41 requires 10 years minimum

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q35, 500 – weed control and mulching will be an ongoing requirement, not just for 2 years

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q35 545 'Pruning of excessive overhang' – how is this relevant and in any case what is 'excessive'? I would suggest that obvious longer-term pruning would perhaps be to provide Xm clearance from the buildings and 2.5m above pedestrian walkways (as per 845) and 5.5m above vehicular accesses.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q35, 825 – should refer to Clause 4 of BS3998, not Clause 9

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- Q35, 830 – fungal growth / fruiting bodies should not be removed; it is of no benefit and should be left for ID

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

Condition 41 (Landscape Management)

With reference to:

Hard & Soft Landscape Specification document BMD.20.036.SP.P001 Rev D (comments above – this doc covers planting and maintenance)

AL6086C Kenavon Drive Landscape Management and Maintenance Plan dated November 2020:

- Section 6 Watering – how frequently?

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- This document then repeats Q35 (as per the Hard & Soft Landscape Specification document) but with slightly different content, which is not helpful. Comments:

- 155A, 500 Watering – how frequent?

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 226 - as per Q28, 655 above

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 545 (pruning of excessive overhang) – as above

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 830 – as above

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 840 Crown reduction – why would this be required?

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 850 – thinning – why would this be required?

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 855 – (cutting roots) this is not consistent advice in BS5837 at all.

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- Appendix 2 Soft Landscape Maintenance Operations – as with the other submissions, there is no clear guidance on frequency of watering. For trees, weekly watering (within the period specified) of a sufficient amount will be required for the first 3 years at least to aid establishment, dropping to 'as required' after that. I expect other planting will need similar frequency.

We have reviewed and tweaked the Landscape Management documents. See revised reports.

BMD.20.036.RP.P002 Podium Landscape Management & Maintenance Plan – this is referred to in the application covering letter, but I can't see a document with this title or reference. Perhaps the one below is the relevant document? - EAST BLOCK, MID BLOCK & WEST BLOCK, KENAVON ROAD, READING LANDSCAPE MAINTENANCE & MANAGEMENT PLAN BMD.20.036.RP.P001 DATE: DECEMBER 2020:

Yes its this doc

- 1.4 – typo, should be BS 3998, not 2998

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 2.1 Establishment Maintenance (first 10 years after planting) – ideally no herbicides should be used due to potential impact on trees and other planting. Topping up mulch should be done annually as required to maintain 75mm depth, i.e. it may be required before the end of the rectification period (3 years) and will be required after that too (as per the subsequent maintenance schedule)

We have reviewed and tweaked the Landscape Management documents. See revised reports.

- 2.1 Maintenance Schedule – watering ‘as required’ is not specific enough – weekly watering will be required. There is no reference to checking tree anchors. Inspection for tree pest & diseases only once a year and in January is not sufficient - checks in autumn (for fungal growth) and summer (for foliage diseases) is prudent.

We have reviewed and tweaked the Landscape Management documents. See revised reports.

Whilst I acknowledge that the condition states ‘10 years’, it would be useful for a statement to be provided on maintenance in perpetuity.

We have reviewed and tweaked the Landscape Management documents. See revised reports.

Condition 43 (Lighting)

With reference to Ground Level: High Level Lighting LB_0956_LL_01 Rev C, there are direct conflicts between lighting columns and new trees with the lighting being positioned within the soft landscape beds directly adjacent to new trees down Huntley St and Joplin Mews, for example. This is not sustainable as tree pruning is likely to be required to clear the lighting on an ongoing basis – this conflict should be avoided. In addition, lighting columns are proposed within (it seems) tree root cell zones (ref tree cell strategy drawing) – how is this mutually inclusive?

We have reviewed and tweaked the drawings as necessary to avoid any clash issues. See revised landscape drawings.

All lighting locations should be checked to ensure no conflicts – further comment is required on this from the applicant.

Giles Sutton Comments (Ecology officer), AB comments red

Condition 38 Hard & Soft Landscape

- 1) the artificial grass has been removed as this is a source of microplastic pollution, covers over areas that would otherwise be available to invertebrates, foraging birds and other wildlife and will be detrimental to biodiversity.

This artificial grass has been removed as requested and replaced with normal grass suitable to its location. This is a pity as the artificial grass requires substantially less maintenance particularly during summer months. See revised landscape drawings.

- 2) a revised planting schedule for the shrubs along the frontage of the river is provided as this is all almost entirely non-native species of very little wildlife value and could result in colonisation of the downstream river and riverside with non-native vegetation adversely affect the river and its environs.

We have reviewed and tweaked the drawings as necessary. See revised landscape drawings.

- 3) Full details of the Coir Pallets and how they are to be installed have been provided. This is because at present we do not have enough detail to be confident that the vegetation will establish and be sustainable as only outline details have been given.

We have gone back to Neil Gascoine on this planted raft under the S106 contribution as the quotes are coming in far in excess of the £20k cap for these works as set out within the S106 so we are instead proposing to give a contribution to the amount of £20k+£5k maintenance of which we have outlined to Neil. As such the delivery of this element may fall away.

The landscape drawings read:

“Floating Vegetation. Floating edge ecosystem or equal and approved. Comprising pre planted coir mattresses 1200mm wide with multi layered growing medium and cross bracing. Mattresses to be anchored to treated timber posts driven into river floor and anchored to river edge. Mattresses to be connected using stainless steel adjustable pivot connection clips and bordered by a buoyancy float along the full length of each mattress. The supplier shall provide a full detailed design for the mattresses and all fixings. Native plant mix to supplier's design, typical Species include: Acorus calamus, Alisma plantago – aquatic, Caltha palustris, Carex acutiformis, Mentha aquatic, Myosotis scorpioides, Lythrum scalicaria, Iris pseudacorus, Schoenoplectus lacustris”

As this is a very specialist landscaping feature (and of key importance for this development) we would expect to see details of the supplier that is to be used, the product and full, site-specific details of how it will be installed and managed (see below).

We have gone back to Neil Gascoine on this planted raft under the S106 contribution as the quotes are coming in far in excess of the £20k cap for these works as set out within the S106 so we are instead proposing to give a contribution to the amount of £20k+£5k maintenance of which we have outlined to Neil. As such the delivery of this element may fall away.

Condition 41 landscaping management plan

“Coir pallet planting to be maintained by specialist supplier according to an agreed maintenance programme.”

This will need to be expanded on so that the council can be confident that the pallets will be maintained appropriately.

We have gone back to Neil Gascoine on this planted raft under the S106 contribution as the quotes are coming in far in excess of the £20k cap for these works as set out within the S106 so we are instead proposing to give a contribution to the amount of £20k+£5k maintenance of which we have outlined to Neil. As such the delivery of this element may fall away.

Condition 43 External Lighting

An isolux plan has not been provided which makes it difficult to assess the light spillage over the river and the riverside. It is recommended that the condition is not discharged until this has been provided.

See plans and diagrams on pages 14 & 15 of the revised Lighting Report document reference LB_0956_LS_02_RevF.

Despite this it there are elements which will result in unnecessary (and detrimental) light pollution which should be removed, specifically:

- 1) There is still a significant and excessive amount of lighting along the river frontage and whilst the lighting strategy claims to avoid lighting of the river the interface between the river and the land is likely to be equally as important for wildlife. As such lighting in this zone should be kept to the absolute minimum required. The proposals include bollards (albeit asymmetrical but full details not provided) adjacent to the river, lights under benches to “provide soft glow to the area”, illuminated hand rails and steps and electric points to provide “Festoon Lighting in Tree Canopy” should this so be desired in the future. All of these elements are unnecessary and should be removed particularly given the sensitive location adjacent to the river.

All of this lighting noted above is decorative and will be on a curfew after which it shall be switched off and the amenity lighting shall be significantly dimmed down. The bollards against the river as shown on page 14 of the revised Lighting Report documents reference LB_0956_LS_02_RevA and page 5 of the Specification Document reference LB_0956_LS_01. These lighting elements are integral to the scheme and to producing a quality public space.

- 2) The up-lighting of trees. This will result in sky glow. It is likely to disrupt the life cycles of invertebrates and birds that are trying to occupy these trees and reduce their wildlife value and should be removed.

The location and specification of the lighting follows the prescriptions of the environmental and biodiversity report submitted under planning condition submission 42 application reference 201215. This avoids lighting to trees with houses for birds and bats. Additionally, all of the uplighting will be switched off after curfew. See page 11 of the Lighting Report LB_0956_LS_02_RevF. The level of the lighting is limited to avoid excess spillage as can be seen within the revised report. These lighting elements are integral to the scheme and to producing a quality public space.

- 3) The items referred to as “Luminous objects in soft planting sparking curiosity” will result in similar upwards sky glow and will reduce the value of any adjacent planting for wildlife.

The location and specification of the lighting follows the prescriptions of the environmental and biodiversity report submitted under planning condition submission 42 application reference 201215. All of these lighting elements will be switched off after curfew. These lighting elements are integral to the scheme and to producing a quality public space.