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26th September 2019

Your contact is: Mr Jonathan Markwell, Planning

Dear Sir / Madam,

Consultation on your application no: 191655

Application type: Adjacent Authority Consultation

Address: Crosfields School, Shinfield Road, Reading, RG2 9BL

Proposal: Full planning application for the proposed erection of a new senior school building, re-configuring of two entrances and demolition of existing white building.

Applicant: Crosfields School

I refer to the consultation of the above application which was received on 2 August 2019.

I can confirm that the Local Planning Authority raises no overall objection to the proposal, having considered the proposals from the perspective of possible tree/landscaping, ecology and transport implications on Reading Borough (RB). However, the following specific trees/landscaping comments are made, which it is advised are duly taken into account:

It is noted that the proposal includes new parking south of the south entrance (east of the sports hall) within the woodland area. This woodland area is considered to be an important part of the green corridor along this main route in/out of Reading and development should be avoided that detrimentally affects the appearance of this. As well as assessing the acceptability of tree loss, it is advised that an assessment of the visual impact should be made by WBC ensuring the replacement planting is secured, not only to mitigate tree loss but to maintain the green screen.

It is also noted that the proposed temporary contractor route onto Shinfield Road will inevitably effect trees and need removal of part of the hedge on the frontage. Removal of established vegetation for a temporary access should ideally be avoided. If absolutely required, it is advised that mitigation planting should be secured.

It is also noted, for completeness, that a public consultation response has been received to this adjoining Borough observations request from a RB address. However, having accessed the Wokingham Borough Council (WBC) on-line planning details, it is evident that the same response has also been received by WBC. As the determining Local Planning Authority, it is assumed that WBC will take these comments into account in the usual way. Should you wish to have sight of this response, please contact me.

Naturally, it is trusted that the application will be considered in accordance with the relevant planning policies of WBC in this instance.

Yours sincerely

Jonathan Markwell (via email only)

Jonathan Markwell
Principal Planning Officer

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