

PL/26/0187

Condition 30 – SUDS

Latest comments on the details of the Sustainable Drainage System (SuDS), submitted by Graham, pursuant to Condition 30 of planning permission reference 22/1405, have been received – contained within an email from the planning case officer dated 18/06/26.

These comments include:

- *The proposed drainage design has been slightly revised to include a greater level of storage within the attenuation tanks and through the inclusion of an increased amount of permeable paving across the site, the principle of which is deemed acceptable.*
- *Green roofs have been proposed and are now illustrated on the submitted drawings which is applauded.*
- *Additional design drawings have been provided to demonstrate that there would be no conflict between the attenuation tank and the proposed tree pits the proposed design is therefore acceptable.*

The matter from those comments that remains unresolved is whether or not the SuDS could connect into a wider irrigation network for the landscape planting.

A further response on this matter is provided:

Sheet 1: BBLA watering notes and markups on condition 30 – SuDS (10/07/26)

These details identify the different areas of landscape planting. It is explained that surface water will provide irrigation to planting through permeable paving; but much of the landscape planting will need to be watered manually.

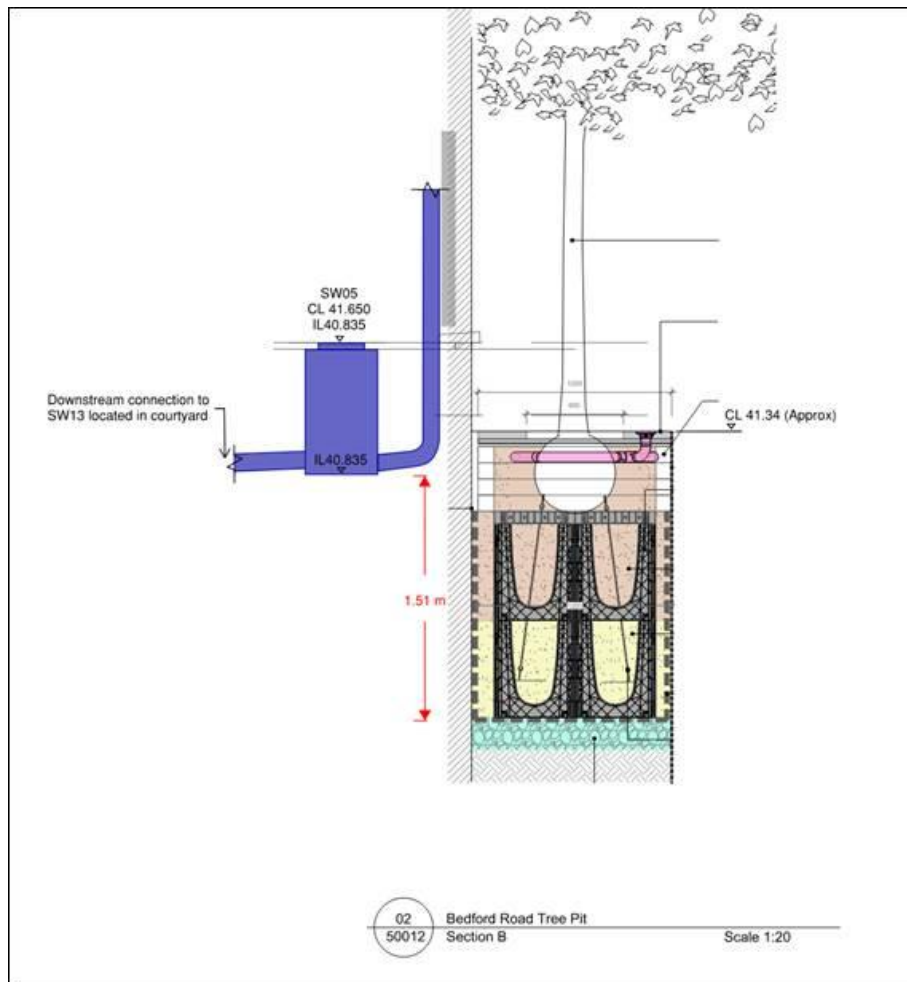
A fully integrated SuDS and irrigation system is unable to be achieved due to the constraints set out below:

Bedford Road Elevation

As shown on the typical tree planting detail provided by Boon Brown Architects, the tree pits comprise two RootSpace structural modules, resulting in the base of the modules being approximately 1.2 m below the root ball. Due to this depth, it is not possible to provide a piped connection back into the surface water drainage system. As shown, the

base of the modules would be approximately 1.5 m below the invert level of SW05, making a gravity connection unachievable (see Figure1).

Figure 1 *Tree Pits on Bedford Road Elevation*



Battle Street Elevation

On the Battle Street elevation, roof water cannot be utilised for irrigation of the raised planters. No external rainwater downpipes are proposed on this frontage, consistent with design of the development granted planning permission. As a result, there is no external discharge point from which roof runoff could be directed into the planters, and therefore no feasible means of delivering a SuDS-integrated irrigation solution on this elevation (See Figures 2 and 3).

Figure 2 Green hatch shows location of raised planters on the Battle Street Elevation

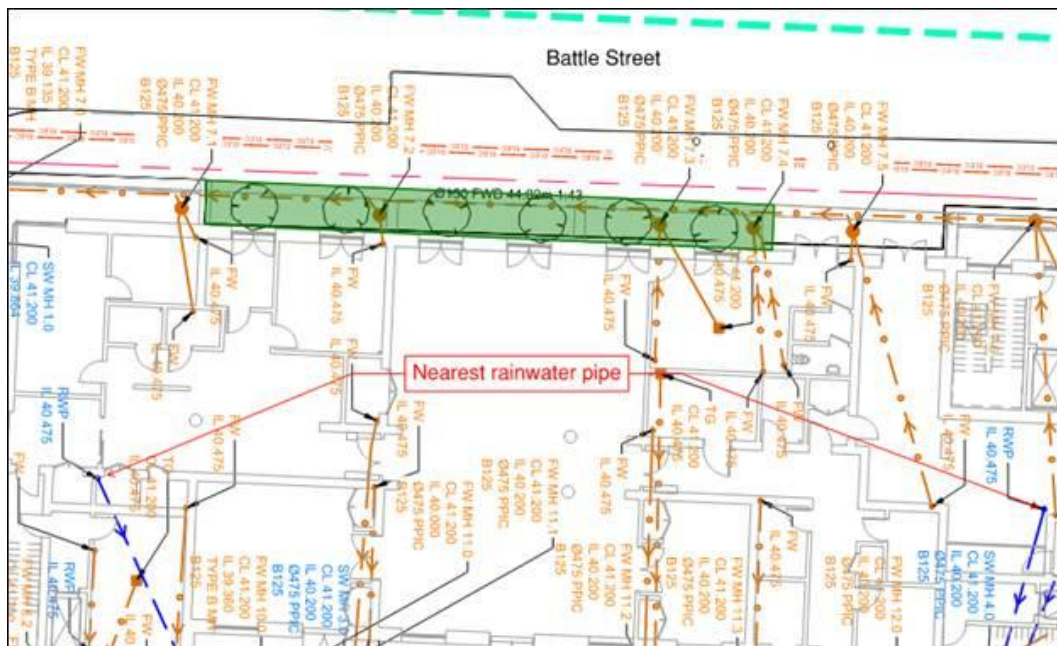
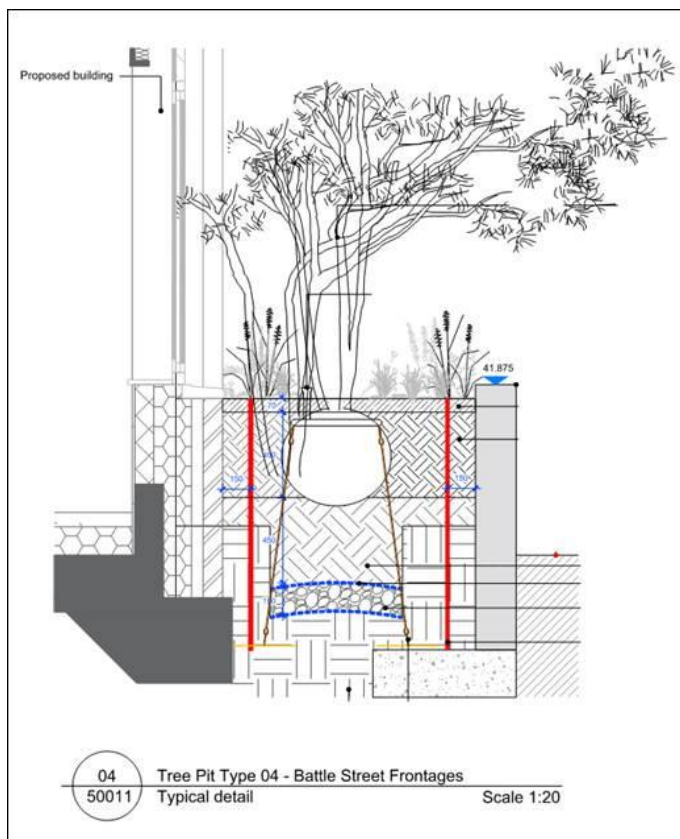


Figure 3 Battle Street Raised Planter Detail



Typical Tree Planting Details Sheet 01 and Sheet 02

Where landscape planting will need to be watered manually, details of how the landscaping will be established to allow irrigation is provided: Typical Tree Planting Details Sheet 01 and Sheet 02.

Details of the watering regime of the landscape planting is provided, with sections covering:

1. Watering General
2. Watering Regime
3. Methodology
4. Monitoring

With a robust watering regime in place, the establishment and long term benefit of the landscape planting will be successful.

Planning Position

Against Local Plan Policy EN18, it has been demonstrated that it is not possible to meet the request of officers re the design of the SuDS – this is consistent with the test of ‘possibility’ of Policy EN18 and no conflict with the policy is identified.

If however officers considered there was some inconsistency between the aims of the policy and the technical specifications of the development, the Town and Country Planning Act 1990 (as amended) requires that regard be had to other material considerations.

In this instance, the benefits of development (of providing 35 place older person’s day centre; 29 sheltered housing flats for the over 55s (affordable); 13 supported living flats with support spaces; and 20 general needs housing and flats (affordable)) against a very substantial need in Reading for such accommodation must be taken into account.

These benefits of the development could not be achieved if the development is unable to be lawfully commenced.

As matter of planning balance, the SuDS scheme proposed, alongside the robust approach to irrigation, which would allow the development to be delivered, should far outweigh any reservations in connection with the technical details presented.

[14/07/26]