
MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	251457
Address:	Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.		
Type of Development:	Major Dwellings (10+)		
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

This is a Reserved Matters (RM) application for 37 dwellings on for Parcel 8. There is also a second separate RM application (251476) for 40 dwellings.

Layout

The layout for 37 dwellings allows for appropriate landscape treatment on the site boundaries especially with the open space to the east and the adjacent roads on the north and western boundaries of Parcel 8.

Development is tight against the existing hedgerow on the south-western boundary, and which includes two TPO Oak trees, but these can be retained with only minimum incursion into one of the root protection areas.

I consider this layout is acceptable as it allows sufficient space to retain the existing structural vegetation and a level of landscaping in order to comply with the appropriate policies.

Landscape

A Landscape Strategy drawing and detailed Softworks plan has been provided with this application indicating the proposed landscape scheme for Parcel 8. Overall I have no significant concerns regarding these proposals, however I suggest the following additions or amendments:

1. I would like to see the inclusion of two additional trees in the landscaped area to the north of the rear gardens of plots 75 & 76. It is important to include trees in this location to contribute to the public realm.
2. The *Betula pendula* along the central road into the site will need to be replaced with more structural tree such as *Liquidambar*.
3. The *Betula pendula* to the fronts of the dwellings on plots 74 & 75 should be replaced with a smaller more compact tree.
4. One of the proposed trees shown to be planted on the eastern boundary of the development is indicated as 'Tl x er', I presume this is a Lime tree and will need to be included in the plant schedule.
5. There are a number of other trees indicated in the plant schedule are not shown on the planting plan. The planting plan and schedule will need to be reviewed so that they co-ordinate with each other.

It is helpful to see that an illustrative detail showing a root cell system is provided for two areas where the rooting volume of the trees between the parking bays is restricted. It will need to be confirmed that the root cells will not impact the proposed porous paving as shown on the drainage drawing.

Arboriculture

A Tree Survey and Arboricultural Impact Assessment by RPS and dated March 2025 (Rev A) is submitted with a Tree Protection and Removal Plan.

There is only a very negligible intrusion into the RPA of T113 (TPO Oak) to which I have no concerns and can be sufficiently dealt with through submission of an AMS.

There will also be a minor encroachment into the H5 in order to construct the cycle store for the associated apartment block, but again this will only require a limited amount of cutting back of the hedgerow during construction, however this shouldn't be an ongoing issue.

Drainage and Levels

I have no specific concerns regarding the information submitted for these aspects of the scheme layout, although see comment above regarding the tree pit detail.

Conditions & Reasons (if required)

Possible conditions to be provided once revisions have been submitted.

Date:	6 th August 2025	Signed:	C. Brimble
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