

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	WBC Landscape and Trees
App No:	250948
Address:	Land at Headley Road East, Woodley, RG5 4SN.
Proposal:	Application for submission of details to comply with the following conditions of planning consent 213106 (APP/X0360/W/22/3306963) dated 22/12/23. Condition 20 relates to a landscape management plan and condition 27 to a Travel Plan.
Type of Development:	
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

Condition 20 – Landscape Management Plan

A Landscape management and Maintenance Plan (Rev A) by PRC and dated January 2025 has been provided to discharge this condition. I have the following comments to make:

- Reference is made in the introduction to the Landscape General Arrangement Plans, which for ease of use of this document should be provided in an appendix.
- The trees will need to be watered twice a week (approximately 30 litres per tree per visit) during dry periods in the first 2 years following planting. This is to aid establishment and to prevent tree loss. This will need to be included within the document.
- Failed trees should only be replaced during the planting season (November – March) and not during the growing season when the tree is likely to fail again. The same applies to the shrub planting.
- Details will need to be given as to the ultimate height and width of the proposed Carpinus hedge to the front of the site which it will be maintained at as only thinning is mentioned in the management plan. The document also needs to provide details as to how this can be achieved without damaging the trees growing in the hedge.

- It is assumed that the maintenance of the landscape across the whole of the site will be taken on by a landscape contractor employed by the Management Company after the defects liability period has expired in relation to the original landscape contractor. This will need to be highlighted to identify the management responsibilities during the different periods.

Condition 27 – Travel Plan

No comment.

Date:

8th May 2025

Signed:

C. Brimble