

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250183
Address:	Emmanuel Church Centre, South Lake Crescent, Woodley, Wokingham, RG5 3QW.		
Proposal:	Full application for the proposed change of use of land for the siting of 1 no. prefabricated cabin following removal of the existing 2 no. cabins, plus alterations to parking, access and landscaping and other associated works.		
Type of Development:	Minor All other developments		
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

The site is located in Woodley a major development location. There are no protected trees on the site but trees and hedges around the site boundary contribute to the character and setting of the development and must be retained and protected as part of the development.

The existing site hosts 2 portacabins in the wider site, and it is proposed to replace one to the northern site boundary and remove the other from the site completely. The replacement portacabin will be larger than the one it is replacing. There will be no adverse impact on landscape features from the replacement portacabin.

A Proposed Site Layout Plan – Dwg. 20-03 shows the minimal changes proposed which includes emergency access and drop down bollard to the south. Retention of 29 parking bays, removal of the 2 existing portacabins and replacement of the existing northern cabin with a new larger portacabin.

Proposed Hard Landscape Plan 20-15 shows retention of grass protection mats beneath existing eastern portacabin to be removed. The proposal is to extend the post and rail fence to the south – although is this extension of the low kneerail fence?

Please clarify with an elevation sketch showing the height and makeup of the fence. A new planter is proposed to the rear of bay 18.

Proposed Soft Landscape Plan 20-14

Is it possible to add a new extended hedgerow proposed alongside the extended fenceline –a native hedge if possible ? I understand to the rear of the existing hedge an area of wildflower planting is proposed. I suggest that this strip as it will be in the lee of a south facing hedge and therefore experience some shade, should be a hedgerow mix of wildflowers and include bulbs either as seeds or supplied and planted as bulbs and include Daffodils , Crocus, Snowdrop and Bluebell (ensuring the native Bluebell is planted Hyacinthioides non-scriptus).

I understand that the low key approach will have no adverse impact on the root protection area of the trees which is welcome.

Please update an overarching landscape plan including recommendations above and ensuring the a Plant Schedule is included for the native hedge and Wildflower seed for Hedgerow Mix is included, and the height / type of extended fence as part of a Landscape Condition in accordance with Policy CC03e.

Conditions & Reasons (if required)

CL5 – Hard and Soft Landscape Proposals

Date:	18.2.25	Signed:	B. Crafer
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