

MEMORANDUM

From:	Stuart Ryder Landscape Architect (Consulting)		
Service	WBC Landscape and Trees	App No:	253071
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	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

Thank you for asking the Trees and Landscape Team to comment on the Reserved Matters Application for Landscape matters and I pass a series of comments set under various Plans and Document titles that I reviewed to inform this opinion.

Landscape Masterplan by Finc Architects Dwg No 2299.1001

This is a beautifully rendered drawing but the similarity of the colours means that the details are lost and I cannot review it any detail. It would function better as a drawing that instead of concentrating on creating a presentation image that it tries to present the information with more clarity.

With the uncertainty of the colours of which feature is which the drawing is not enforceable as there are too many areas of uncertainty.

The one matter that is notable is the proximity of the Ancient Woodland to the LEAP – this is discussed further in my comments on the Arboricultural Impact Assessment (AIA) below.

The principle of the landscape proposals are understood and it is considered the internal landscape proposals within the development have the potential to be

acceptable but that they should be subject to detail design and landscape and management Planning Conditions to allow the detail to be understood and approved via the discharge of the pre-commencement Conditions. The plans of the detail proposals will need to be at a scale of 1:200 and convey sufficient information to understand plant choices, planting sizes, planting activities and the associated aftercare.

Tree planting pits near the highway will require design and construction in such a way to prevent compromise to the highway, including footpaths to the satisfaction of the Local Highway Authority. Planting pit details should be submitted as part of the package to discharge the landscape planning condition. Likewise large, or vigorous shrubs should not be planted within, or where they can encroach into sightlines.

Open Space Provision Plan – Finc 2299.1002

The open space typology presented on this plan is acceptable. There are no sports pitches or allotments included and it is presumed acceptable to WBC and that off site contributions will be sought for them.

Indicative Adoption Plan – i-Transport Dwg 994

I opened this drawing to see if any areas with the proposed external realm was being offered up for adoption and then found it relates solely to highway proposals. There is no external realm areas being offered up for adoption by WBC or the local Parish Council. WBC is accepting of this.

Boundary Plan – Finc – 25.2208/3020 Rev B

There is a minimal use of brick walls proposed and a reliance on timber fencing which is provided with limited description other than it being 1.8m high. The brick walls will match the brick choice of the house unit they are associated with which appears logical but more detail of such features as gateposts, piers, caps or copestone and bonds will be required. A plain wall of stretcher bond with no vertical or horizontal articulation is not appropriate.

This plan also highlights the fact that middle units on the townhouse blocks e.g. 10, 13, 22 & 27 and others have narrow accesses to their rear gardens and these should be of an adequate width to allow deliveries to the rear of the properties and for everyday tasks such as taking household bins out.

Being new to the project I do not understand the unusual boundary line to the north east and the interface with Canberra Lake Wat. Is there an opportunity to rationalise this to avoid future maintenance or ownership issues?

Finally I see no boundary details associated with the Ancient Woodland, is it fenced at the moment and does it require further fencing to deter casual access?

Arboricultural Impact Assessment (AIA) – Aspect Arboriculture Rev B

Provides a good oversight of the relatively minimal arboricultural impact to the tree stock on Site and defines the tree interest as largely be associated with the fringes of the Site. It recognises TPO 275/1984 and the presence of the Ancient Woodland.

However I have concern that there is only a partial reference to Natural England's standing advice on Ancient Woodland and the 15m stand-off buffer is reported as sufficient. The standing advice goes on to explain that larger buffers may be required where other impacts extend beyond this distance, such as:

- increased public access or trampling
- lighting, noise or disturbance
- air pollution from traffic
- changes to drainage or microclimate

I have scaled the distance between the LEAP and the edge of the Ancient Woodland at 18 to 19m and do not consider this sufficient. The LEAP should be relocated further away from the woodland edge due to play pressures. Two locations appear possible with the current layout:

- The central space within the housing area but this moves it to being nearer to roads; or
- To the east in the current POS but this may still lead to additional pressures to the Ancient Woodland.

If within detailed proposals the LEAP stays within the same POS then the area between it and the woodland should be 'reinforced' with a fence line and other planting that is less sensitive to play pressures. A fence may well be proposed for the LEAP and if not I would encourage it for the twin benefits of play safety and reduction of pressure on the woodland.

Indicative Levels & Drainage Strategy – Simpson TWS P25-0896-SK100 P2

The Indicative Levels Plan illustrates a relatively flat Site but shows a series of houses with a 1:20 slope back towards the house e.g. Units 3 to 16. This is not a particularly steep slope in terms of garden use or maintainability but is sufficiently steep to mean surface water run-off in a major storm event will be towards the property.

In checking the Drainage Strategy proposals I see no infiltration drains or more active forms of drainage to collect and direct run-off in extreme events from the sloped gardens. This point could be clarified with the Applicant.

The Drainage Strategy shows the basins as uniformed sloped features and greater slope variety should be provided to introduce visual variation and make them appear as more attractive features in the layout. The southern facing slope is often better set as a shallower slope to maximise the basins' quality for warmth loving invertebrates.

Three headwalls are proposed as entering the basins and these should be to a better finish than concrete with key clamp protective fencing.

Tree planting is also shown in the maintenance strip around the main basin of the two and this could prove problematical for mowing or maintenance access and should be retreated to a sufficient distance to allow access for chosen machinery. There does not appear to be an access way into the basin for machinery again making the management of the main basin more problematical for operations such as vegetation cutting or de-silting.

DAS – Landscape References

Generally set from Page 33 there is reference on Page 35 to connections with the primary ones simply as footpaths following the main access roads. There is one path shown the north side of the proposals that seems to run from nowhere to nowhere and although it provides an off road route it is only for a short distance and appears isolated as a footway. Could this path space be put to better use as I see it being infrequently used.

There is limited front garden space throughout the proposals meaning the housing lines will always appear hard and with limited amelioration by front of plot planting. There is however a general facing out onto open space within the layout.

I note DAS Figure 44 titled Garden Depth Plan that actually shows surface area figures rather than horizontal distances. It is however useful in defining garden size and points to a single property – Unit 55 that has an undersized garden that falls within a category that provides 90% of required size. However Unit 54 is also the same area size and is not marked as being undersized – is a different threshold used for central block units?

Conditions & Reasons (if required)

Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason - In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

Sustainable drainage

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or

statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason - To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason - In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason - To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Protection of trees

a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved

Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason - To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Landscape management

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason - In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

	10/2/26	Signed:	Stuart Ryder Landscape Architect
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