

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	SDL Landscape and Trees
App No:	252192
Address:	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN.
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242252 dated 21/02/2025. Condition 3 relates to building recording; 4 to detailed drawings (strip-out/removal works); 5 to thermal insulation, noise and fire protection between flats; 6 to secondary glazing details; 11 to original room doors and door surrounds; 12 to joinery details (windows/doors); 17 to entrance intercom/ entry system; 18 to highway construction details; 20 to cycle parking; 21 to bin storage; 22 to boundary treatment, and 23 a Landscape Scheme. (Description amended to include condition 11 at agent's request)
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
<u>Condition 18 – Highway construction details</u> No comment. <u>Condiiton 20 – Cycle parking</u> I have no objection to the combined bin and cycle store. <u>Condition 21 – Bin storage</u> I have no objection to the combined bin and cycle store. <u>Condition 22 – Boundary treatment</u> Boundary treatments are shown on the Site Plan and Hard Landscape Plan. I have no objection to the types of boundary treatments proposed. I suggest the low post

and chain style fence to the front of the building ends against the building. See extract below which shows additional length of fencing shown in orange below.



Condon 23 – Landscape Scheme

The Landscape Masterplan provided with application 242252 indicated the parking bays were to be paved with block paving rather than tarmac to visually relate to the Moat House and reduce the area of tarmac to the front of the listed building. This is not what is indicated on the Hard Landscape Plan and will need to be amended to show block paving in the parking bays.

There will need to be an edge to the tarmac drive to the front of the building where the new planting beds are to be created and these will need to be defined with a line of block paving rather than standard kerbs to reflect the block paved parking bays and to provide a more appropriate finish in relation to the listed building.

The paving proposed at the front entrance will need to be the width of the existing threshold which is over 2m wide. The current Hard Landscape Plan only shows paving to be just over the width of the door.

The soft landscape scheme is shown on the Detailed Planting Plan, and I have no objection to the proposed planting as shown.

Date:	6 th October 2025	Signed:	C. Brimble
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