

# MEMORANDUM

|                             |                                                                                                                                                  |                           |               |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                                                                                           | <b>To (Case Officer):</b> | Marcus Watts  |
| <b>Service</b>              | WBC Landscape and Trees                                                                                                                          | <b>App No:</b>            | 252257-Rev. C |
| <b>Address:</b>             | Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB.                                                                                |                           |               |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                            |                           |               |
| <b>Proposal:</b>            | Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings. |                           |               |
| <b>Site Visit Made:</b>     | 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

Drawing P25/09/S/101 C 1.5.26 – Site Layout and Roof Plans show the layout of the dwellings, front and rear gardens, parking areas on plot and visitor, and boundary treatment, public open spaces and incidental landscaping. Existing vegetation of trees and hedges is also shown. The layout is acceptable.

Hard Landscape Proposals – Drawings PRI24715-12 – Rev. E 29.4.26 - Sheets 1, 2 and 3 are acceptable – NB the symbol for Proposed Porous macadam surface is not shown as shading the roads.

Soft Landscape Proposals – Drawings PRI24715 – Rev. E 29.4.26 Sheets 1-3 are acceptable

I have checked the Soft Landscape Management and Maintenance Plan for the maintenance of the meadow and tussock grass. Tussock grass is not mentioned specifically in the Maintenance Schedule at section 11 but I note perennial wildflowers will be cut from March to September – is this actually correct or is it envisaged that the perennial wild flower meadow is a flowering lawn? See paragraph

5.16 – isn't very clear cutting looks to be every 6-8 weeks to a maintain a height of 150mm.

Is the perennial flower meadow actually the tussock grass? Which are the annual wildflowers and is it proposed that these will be sown every year or will the area just rely on self seeding – which will not be terribly reliable. Please provide more information on the strategy for the wildflowers within the document.

Please check the above and resubmit the maintenance schedule if it needs to be changed.

| <b>Conditions &amp; Reasons (if required)</b>                                                                                       |        |                |     |
|-------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----|
| CL5 – Hard and Soft Landscape Plans and Soft Landscape Management and Maintenance Plan to be checked and re-submitted as condition. |        |                |     |
| <b>Date:</b>                                                                                                                        | 6.5.26 | <b>Signed:</b> | BRC |