

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	242696
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered		
Type of Development:	Major 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

Revised information has been submitted to address previous comments.

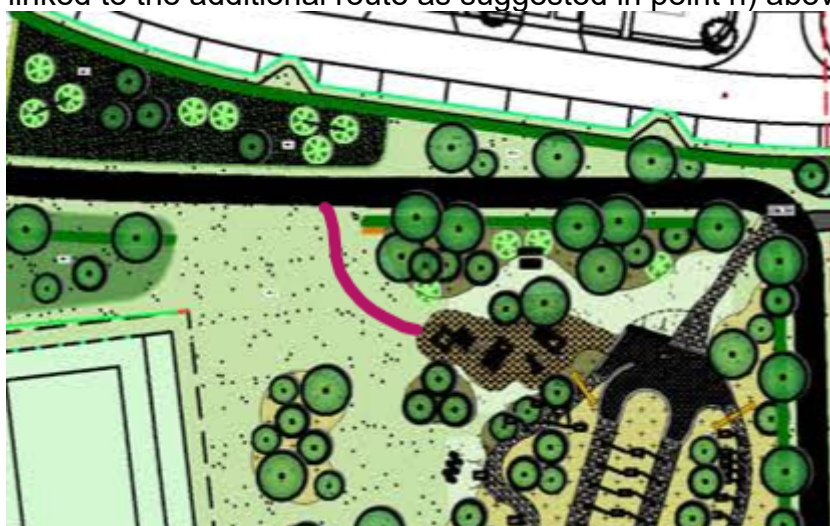
A revised and annotated Sports Hub Land Illustrative Plan (CSA/6689/140 Rev B) is provided indicating specific changes that have been made to the site plan. This has addressed the points I had raised regarding the layout of the site.

Hard and Soft Landscaping

Detailed Landscape plans have been provided for the Sports Hub (Sheets 1 to 3) and for the Allotments area. We have also now been provided with detailed hard and soft landscape details for play area, BMX track and trim trail. Previous comments made regarding these drawings appear not to have been addressed so these are reiterated below in addition to other comments on the play area drawings.

- a) It would be helpful to understand the reason for the choice of the plants in the various thicket mixes and whether the different thicket mixes are provided for different purposes. Some of these mixes should contain Hazel as a native shrub. Photina will need to be removed from Thicket Mix 4 as it's not appropriate plant to be used in semi-natural spaces.

- b) Hazel should be included in the woodland mix to increase the species diversity. The schedule with the part of the woodland mix is not on the drawing (Sheet 3).
- c) I would like to see a number of Oak tree specimens to be included in the planting throughout the site where there is adequate space for these to mature over time. These tree species are a significant component of the wider landscape and will need to be included. None are proposed at present.
- d) I would also like to see the inclusion of three other native tree species (Aspen, Rowan and Whitebeam) where appropriate, instead of some of the more ornamental varieties or as well as those already listed.
- e) The planting specification is provided on Sports Hub Landscape Proposals Plan Sheet 3, however it would have been preferable to have this in a separate document rather than on the drawing which is difficult to read at this scale.
- f) The specification will need to refer to the relevant British Standards for Trees from Nursery to Landscape (BS 8545:2014).
- g) The specification for the type of reinforced grass will need to be indicated for the access track to the SuDS basin.
- h) There should be some form of hard surfaced path linking the entrance to the LEAP to all the areas of play including the trim trail. The plans as shown implies users will have to walk across large areas of grass, which maybe suitable in the summer when the ground is dry, but not practical if wet or pushing pushchairs.
- i) The three different types of surfacing under the play equipment and trim trail are not specified in the legends of the various plans. These details will need to be provided.
- j) I still suggest there should be an informal path linking the bridleway to the north of the play area / BMX track to this area as indicated below by a purple line, as it is likely a desire line will be created into this area. The path can be linked to the additional route as suggested in point h) above.



If we can't fully agree landscape details with this RM application these can be addressed through a landscape condition.

Trees

A Tree Survey and Arboricultural Impact Assessment dated 4th October 2024 (revision A dated March 2025) has been provided.

The majority of TPO trees within and adjacent to the site will be retained as part of the proposals. One dead individual tree and two small category C trees will be removed along with parts of several groups to enable the construction of the new footpath connections and new bridleway running parallel to Park Lane. I have no objections to these minor removals.

There will be some above ground construction works within the RPA's to a number of TPO trees to create the bridleway, however this will either correlate with an alignment of an existing track or will be in accordance with the design principles set out in APN12. I have no objection to these principles and request design details to be provided within an AMS to be submitted through a conditions application.

I note the visibility splays have been provided for the cycle link coming out onto Park Lane and these indicate that it will not be necessary to remove any trees.

Overall the majority of trees and hedgerows within and adjacent to the site can be retained and protected as part of the proposed development.

Drainage

A Drainage Statement by JNP Group and dated 10th March 2025 has been provided however the following will still need to be clarified:

- It is not clear whether the attenuation basins are to be dry or wet basins.
- If the basins are to be mostly dry they should include a low flow channel which is normally lined with stones and gravel to prevent erosion.
- The design of the headwalls for the drainage features will need to ensure these relate to the informal and naturalistic appearance if the SuDS features. Therefore standard concrete headwalls will not be acceptable.
- The Layout and Section details of the Parcel 16 Attenuation Basin seems to show the water level at 100yr + 40% is lower (53.305m) than the level at the bottom of the basin (54.56m). I presume this is not correct and will need to be amended.

The design of the attenuation basin to the south of the pitches has been changed as there is now no requirement for a pumping station. It's a relatively shallow basin with 1:3 side slopes. This is acceptable provided the planting can be implemented in accordance with the landscape scheme, depending on the basin construction.

Conditions & Reasons (if required)

Detailed landscape condition will be required as this was not included in the Outline permission or variation 181194.

Date:	24 th April 2025	Signed:	C. Brimble
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