

MEMORANDUM

From:	Catherine Brimble Senior landscape Officer
Service	SDL Landscape and Trees
App No:	242653
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.
Proposal:	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.
Type of Development:	Major Dwellings (10+)
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 drawing and the revised Site Layout plan (Rev B) have addressed the points I had raised regarding the layout of the site.

Hard and soft Landscaping

Revised Soft Landscape Proposals (Sheets 1 to 3 Rev A) and Hard Landscape Proposals (Sheets 1 to 2 Rev A) have been provided and addresses a number of previous comments. The following information is required.

- a) I am unable to find details of the location of street lighting as part of the layout and this will need to be shown on the landscape drawings to ensure there is no conflict with the landscaping details including street trees.
- b) If we are to approve the detailed planting associated with this application we will need to see details of all the types of tree planting pits and supports. We will be expecting to see the use of underground soil cells in areas where rooting volume is limited, such as in smaller sections of verge or between parking bays.

- c) Although I welcome the proposed wildflower seeding in the highway verges, the seed mix proposed does contain a mix of plants which will attain a greater height of 60cm high which is the maximum height highways will allow to maintain sightlines. A revised wildflower seed mix will need to be sought containing lower growing plants.
- d) The planting specification is provided on Soft Planting Proposals Sheet 2, 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.
- e) The specification will need to refer to the relevant British Standards for Trees from Nursery to Landscape (BS 8545:2014)
- f) It would be helpful to include the location of the root barriers shown on the planting plans.

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 only trees that relate to this site are the off-site trees adjacent to the western boundary. The proposed works associated with the development parcel will be outside the root protection areas of the three category A trees adjacent to this boundary.

Levels

I would like to see a cross-section at the southern end of the site through the ditch and plots 1073, 1074, 1075 & 1076 as at this point the development platform is approximately 2m high. Therefore the detailing as to how the levels are addressed in this corner of the site will need to be further considered to provide a smooth transition between the housing site, sports hub site and ditch area. This could be provided though conditions details.

Sections F-F, G-G & H-H appear to have the wrong plot numbers indicated on the drawing as these don't relate to the layout plot numbers. This will need to be amended for clarity.

Drainage

I note that the revised Drainage Strategy drawing (P04) now includes some road verges as rain gardens which is acceptable.

Conditions & Reasons (if required)

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

Date:	24 th April 2025	Signed:	C. Brimble
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