

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260373
Address:	Land Opposite 130-144 Wargrave Road, Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Application to remove conditions 1 and 2 of planning consent 230310 (allowed under appeal ref APP/X0360/W/23/3320780) for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate. Condition 1 relates to named occupiers and condition 2 to cessation of the use, and the application is to remove these requirements.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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

A 'Landscape Strategy Plan' – Drawing Reference 950-LA-P-01 Rev. B 13.2.26 is submitted with the application. The proposals are acceptable, but I require a detailed Planting Scheme as a condition that reflects the details included in the Landscape Strategy drawing from Bradford Smith Landscape Architect.

Please include in the condition tidying and preparation for enhancement of existing boundary planting G2 to include a palette of native species with minimum of 5 species to include one climbing plant – include planting method within the specification, a assess an adequate number of plants to cover this area. Please ensure that enhancement planting is carried out sensitively in relation to existing trees avoiding roots.

Condition CL4

CL4 - Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/ shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

To ensure adequate planting in the interests of visual amenity. Relevant policy: Core policy CP3 and Managing Development Delivery Local Plan policies CC03 and TE TB06 for garden development)

Included with/on the Planting Plan shall be a very basic landscape management plan to include the management of the grasslands (if with horses please state that), the hedges and trees e.g, removal of protective guards to hedging and trees, and removal of staps etc.

Conditions & Reasons (if required)			
Date:	26.2.26	Signed:	BRC