

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	243181
Address:	Land South Of Cutbush Lane East, Shinfield, RG6 4AH.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 232833 dated 05/09/2024. Condition 8 relates to the haul road; 9 to a signage audit; 11 to details of roads and footways; 25(a) to a programme of archaeological work (part discharge), and 30 to an ecological mitigation strategy.		
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

Condition 8 - Haul road

The alignment of the haul road at the entrance of the site will come very close to the existing woodland (New Covert) to be retained. As the haul road is considered enabling works, prior to construction works starting on site and before the tree protection fencing needs to be erected in relation to the NHM development, we will therefore require a short statement and plan showing temporary tree protection fencing or barrier in relation to the works to construct the haul road.

Condition 9 – Signage audit

No comment.

Condition 11 – Details of roads and footways

Drainage, Levels and hard works details are provided to discharge this condition. Also a number of general arrangement sections are provided showing the relationship of the drainage and SuDS features with the hard and soft landscape features. The drawings are listed in the cover letter dated 18th December 2024.

We will require the following additional specific information:

1. The Site Wide Public Realm Hardworks - Paving, Furniture and Lighting Plans requires a key drawing to understand the types of materials and features to be used across the site, which are labelled on the drawing as a set of letters and numbers. Specific materials (manufacturer/product) will need to be listed.
2. A key for the sections notes (numbers indicated on the sections) will also need to be provided.
3. As indicated in my comments on the original application, the trees in the centre of the carpark to the front of the building will need to be planted in appropriately sized tree pits with underground soil cells to ensure the trees have sufficient rooting volume to allow healthy growth into maturity. Taking into account of the ultimate size of the trees proposed for this area, the required tree pit volumes will need to be 21m³ for each tree, based on the Tree Species Soil Volume Guide by GreenBlue Urban. Therefore revised and additional drawings will need to be provided showing how these tree pits with underground soil cells will be designed into the scheme. Tree pit design can be designed to accommodate some surface water run-off which is appropriate for this location.

Condition 25(a) – Programme of archaeological work (part discharge)

No comment.

Condition 30 – Ecological mitigation strategy

No comment.

Date:	30th April 2025	Signed:	C. Brimble
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