

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	252379
Address:	Parcel N, Arborfield Green, Berkshire.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of appearance, landscaping, layout and scale to be considered.		
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

Additional and revised information has been provided following discussions with the applicant to respond to comments made by WBC.

The revised Design Compliance Statement (rev F) dated July 2026 clearly sets out the changes made to the scheme and layout in the Design Development Addendum section. The changes made addresses the majority of the issues I had raised in my previous comments dated 28th November 2025.

An updated Arboricultural Impact Assessment and Method Statement (Rev C) and dated 3rd July 2026 has been provided with a revised associated Tree Protection Plan. Changes to the layout have made small improvements to the relationships between the protected trees and the proposed development, however as there will be number of minor incursions into the RPA's of important trees, site supervision will be crucial and is discussed in the AMS.

The proposed no-dig footway on the edge of the RPA's of trees T40 & T41 will also need to be shown on the Boundaries and Surfaces Plan (P24-1539_DE_01_H_15) specifically as a no-dig footpath construction made up of an above ground cellular confinement system topped with permeable tarmac. I request an amended plan is submitted with this application or as part of a condition's submission.

We have no details regarding the amended ground level changes and once these have been finalised through a condition's submission, the AMS may need to be revised to address any ground level changes within RPA's.

Although the layout has been amended to include a slightly more space for tree planting along the streets, there are a number of locations where the rooting volume for the locations of some of these trees is relatively restricted. We will need to see therefore as part of the landscape conditions submission details of appropriate tree pits with soil cells to ensure the trees have sufficient rooting volume to thrive into maturity.

It is unclear where the service corridors will be located within the shared surface streets (access drives & parking courtyards) as these are not shown. I presume these will be under the road and not in the soft ground to the fronts of properties as previously discussed, as this will have a significant detrimental effect on the proposed planting shown in these areas. It would be helpful to have all service corridors shown on a plan prior to approval.

Conditions & Reasons (if required)

No additional conditions are required.

Date:	22 nd July 2026	Signed:	C. Brimble
--------------	----------------------------	----------------	------------