

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251762
Address:	Newlands Farm, New Bath Road, Twyford, RG10 9RY.		
Proposal:	Full application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8 use. (retrospective)		
Type of Development:	Other Change of Use		
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

I have no objection to the retention of the hardstanding and associated fencing around the site area, however the fencing on the northern boundary which is very industrial looking is adjacent to open fields and will need some form of landscape treatment in accordance with Local Plan Policy CC03.

A landscape condition was included within the approval related to the previous application on this site (220694), for a new hedgerow to be planted along this boundary, however it doesn't appear that we've had any details provided to us to discharge this condition. I therefore suggest a landscape condition is included with this application worded as per the 220694 approval and copied below.

Conditions & Reasons (if required)

Landscaping

Within three months of the date of this planning permission, a scheme of landscaping showing the planting of native hedgerow species on the northern side of the existing fence to the north of the hardstanding hereby permitted shall be submitted to and approved in writing by the local planning authority. It 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.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

Date:	18 th August 2025	Signed:	C. Brimble
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