

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251413
Address:	Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB.		
Proposal:	Full application for the proposed erection of 2no. buildings and open log store with associated parking, access and landscaping, plus installation of acoustic screen following demolition of existing buildings and mobile home.		
Type of Development:	Major All other developments		
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

An Arboricultural Assessment to BS5837:2012 dated 4.5.23 is submitted and includes tree survey information from 2021 – we would normally expect a revised and update Arboricultural Assessment after 3 years. I note the appeal was from 2024 and the trees shown in the report as being retained on the current Site Layout seem to match those retained on the Tree Protection Plan – as such I do not require a revised and updated Arboricultural Report. Trees T3, T4, G11, G13, T17 are proposed for removal. All other trees and groups of trees will be retained according to the Tree Protection Plan dated May 2023.

A 'Site Plan – as Survey' – Revised Proposal - Drawing Reference 979/10c dated 17.3.25 has been submitted with the application. – I have no objection to the sizes of the buildings proposed on the plans, and they should not be any higher than that shown.

I have noted the Planning Inspector's Report from appeal ref. APP/X0360/W/24/3339803 does not specifically mention noise abatement, but it concerned about the impact of the bunds proposed, which have now been removed from Drawing No. 979/10 C 17.3.25 Revised Proposal. I note the inclusion of an

acoustic fence to the north, west and southern boundaries, which are 2m high with 22mm thick laths overlapped or tongue and groove jointed with no gaps. The screens will extend to meet ground level but will contain hedgehog holes. These should be placed at 5m centres and be 150mm x 150mm (check with Ecologist requirements). As the acoustic screens are extended lengths of blank fencing that are visually detrimental to the landscape setting, I suggest that a reliable climbing plant be planted at the base on the outside of the fence. I suggest the native Ivy (Hedera Helix). The berries are particularly useful for bees at the beginning of autumn and I suggest that the Ivy is left with berries and pruned back in late winter as with any other native hedge to ensure maximum opportunities for winter foraging for birds and insects. I also suggest planting Lonicera periclymenum at every 10m along the fence, and Ivy at 1 plant per every 2m. For the acoustic screen within the site around the chipper and splitter I suggest the same approach which will help to soften views into the site from the SE access.

I note the Inspectors comments about the planted character

The site frontage / verge is covered by a mix of wild flowers and hedgerow and includes some trees including 6 retained trees T14 Oak 'B', G15, T16, T1 – 'B', T2 all 'C' quality. The tree survey says that the hedge has native plants within it but it is such a poor state that it hasn't been surveyed. I suggest that the existing vegetation around the retained trees is removed and a native hedge containing a minimum of 5 species is specified, and beyond that a verge to create a flowering verge of mixed wildflowers and grasses which is typical of the verges of the lane around Swallowfield and Riseley.

Within the site are large area of soft landscaping illustrated on the Site Plan with groups of 3 trees. I note the Inspector says there is not enough space for large growing native trees within the site but there are opportunities for smaller native flowering trees such as Cornus mas, Sorbus aria, and Sorbus aucuparia, Field maple, Cherries, Crab apples, a small growing Lime such as Tilia cordata 'Winter Orange', smaller growing Ash – Fraxinus ornus, or F. angustifolia., small growing Birch such as Betula lenta (cherry Birch).

There are other area of soft landscaping within the site aside from the trees but it is not clear how much is laid to grass (mown and meadow) and how much laid to shrub/perennial planting and how this relates to BNG.

I note the attenuation basin / wildlife pond – I assume this is a wet pond all year round ? The detailed treatment of the area around the pond is required and the planting/management of it – please also refer to Council Ecologists requirements.

I note the reduction in area of the hard landscaping and use of permeable gravel surfacing – is this applicable to the hardstanding around the chipper / splitter?

As a condition of the scheme I require a single Landscape Proposals Plan showing areas of soft landscaping and the type of planting proposed, area of hardstanding and the type of material proposed, and other features such as the acoustic screen and any other features such as gates to the 2 entrances.

I also require a Planting Plan and Schedule (as per the wording of condition CL5) to include species names, supplied sizes, quantities. I also require a soft landscape specification and maintenance plan (also to include the ecology information).

Please ensure that plans are coloured and clearly legible and prepared by a Landscape Architect.

Conditions & Reasons (if required)

CL5 – A Landscape General Arrangement Plan showing areas of hard and soft landscaping and any other features such as fencing, gates etc. which should be specified on the plan

A Planting Plan and Schedule including cultivation specification and..

CL9 – A Landscape Management and Maintenance Plan – in association with the ecologist requirements

Date:	28.8.25	Signed:	BRC
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