

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	WBC Ecology	App No:	261287
Address:	Bridge Farm, Reading Road, Arborfield, Reading, RG2 9HT.		
Proposal:	Application for submission of details to comply with Condition 17 (Landscaping) of planning permission 243190 dated 05/08/2025 relating to hard and soft landscape proposals.		
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 17 – Landscaping

I do not recommend that this condition is discharged.

I have reviewed the soft landscaping plans (Drawing No. 1628-L-D-PL-201 V5 (Sheets 1 and 2)) and hard landscaping plan (Drawing No. PSK10 no revision number). Whilst broadly these are acceptable, there is one issue with the soft landscaping plans. The species *Prunus padus* has been specified as one of the standard trees. This is a species native to northern England and not normally found in this part of the country. Given the proximity to the adjacent woodland, I recommend that this species is unsuitable to use in the semi-natural planting proposed. I recommend that it is swapped for a different native species, for example *Malus sylvestris*.

If this change can be accommodated, I would be able to recommend discharge of the condition, from an ecological perspective.

Conditions & Reasons (if required)

n/a

Date:	27 August 2026	Signed:	D. Fisher
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