

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	260367
Address:	10 - 12 Latimer Road, Wokingham, RG41 2WA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 223691 dated 09/07/2024. Condition 3 relates to external materials; 5 to Boundary Treatment Plans; 6 to hard and soft landscaping; 8 to a Landscape Management Plan; 11 to drainage; 16 to walking and cycling; 17 to an EV Charging Strategy, and 19 to contamination.		
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 3 External materials

No comment.

Condition 5 – Boundary Treatment

I have no objection to the boundary treatments as shown on the Site Boundary Treatment & EV Charging Plan (28196-PD201) and the Hard Landscape Proposals Sheets 1 to 3.

Condition 6 – Hard and soft landscaping

The following drawings have been submitted to discharge this condition, and I have the following comments to make:

- Hard Landscape Proposals Sheet 1 of 3 – 1671-L90-201C
- Hard Landscape Proposals Sheet 2 of 3 – 1671-L90-202C
- Hard Landscape Proposals Sheet 3 of 3 – 1671-L90-203C
- Detailed Planting Plan – 1671-L90-300D

The proposed planting will need to take account of the locations of any manholes and grass covered filter strip mainly in the northern public open space. Several of

the trees may need to be relocated away from the foul drainage or surface water drainage piped routes.

I would like to see some climbing plants along the fence between the northern open space and the railway line to visually soften the fenceline for users of the space. All climbers will need associated supports such as wires attached to the fence.

Although there appears to be 4 trees indicated in the northern open space to the south of the circular paved area only two are labelled and highlighted in green below. The other two indicated by an orange circle don't seem to be labelled and will need to be.



The larger two ground floor flats with large rear gardens will also need to include several small trees along the rear fence which will help visually soften views of the extensive block in key views from the Station Road / Wellington Road / Station Approach junction.

Condition 8 – Landscape Management Plan

The Landscape Management Plan will need to provide details on the following:

- Frequency of the watering and weed control and by what means the weeding will be undertaken.
- Amount of water to be provided each watering for trees and shrubs.
- Details on the pruning or cutting back especially for the hedgerow.
- Adjustment of tree ties and staking, and ultimate removal once established.
- Litter picking and removal, and frequency.
- Topping up of mulch on a yearly basis to levels indicated on the landscape specification.
- Inspection of hard materials, fencing and street furniture and if damaged what will be the process of repair or replacement.

Condition 11 – Drainage

See drainage related comments under the condition 6.

Condition 16 – Walking and cycling

No comment.

Condition 17 – EV Charging Strategy

No comment.

Condition 19 – Contamination
No comment.

Date:	5 th March 2026	Signed:	C. Brimble
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