

MEMORANDUM

From:	Brigitte Crafer Landscape Architect	To (Case Officer):	Marcus Watts
Service	WBC Landscape and Trees	App No:	243229
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☒ Request further information before determination as **stated below**.

Comments On Proposal

A revised site plan is submitted – Drawing Number 24.419 / 02 P3 . Revision P3 is showing for the *addition of a swale* to the northern boundary, although there was already a swale feature in this location on the previous layout – the difference is that now the access road extends to the northern boundary and the swale is culverted beneath the road.

- Is the extension of the road to provide more space for vehicle turning?
- Is the swale expected to be permanently wet?
- I note that the swale extends into the root protection area (RPA) of tree T12 Lombardy Poplar, a significant offsite tree. Its not clear if this is an original feature thar has already made inroads into the RPA – but if not this will need to be managed in the tree info. and mitigation included
- I note the boundaries of Plots 5 and 6 are next to the swale. Its not clear if there is a boundary between the swale and the garden and if so what does it comprise of? A vegetated boundary would be preferable.
- It would be useful to see a cross section to understand the gradient and how the edges work – especially where it relates to access for maintenance of the swale which will need to be accommodated along the southern edge next to the boundary.
- Or is the boundary between swale and garden plots to be left open? Please advise.

I note on the current site plan there is indicative landscaping in several places including some boundaries. We need to understand how the boundaries will be marked both between the plots as well as the plot boundaries with the adjacent dwellings/gardens. Hedging is preferable to the plot boundaries, and close board fencing with trellis tops would be acceptable between gardens.

I am in agreement with the addition of landscape features between and to the side of the plots, but where planting is being used along some boundaries no space is made available for maintenance, which doesn't look possible alongside the FOG building.

There is a narrow landscaped strip between Plots 4 and 5 but this looks unsustainable for planting being about 50cms wide although a low picket fence or similar with climbing plants could make an attractive green boundary. Also the narrow spaces in front of the dwelling frontages would be good to plant but sufficient space needs to be made available for planting to thrive.

The green service strip is an improvement to the side of Plot 1 and allows space for a good landscaped strip to both sides of the entrance which draws the eye through to the rear of the site.

I note there is a shed within the root protection area of T4 Willow – please remove so the shed is outside of the RPA.

In my previous comments I asked for more incidental landscaping within the layout, and some has been included. The height of the dwelling at Plot 1 has also been lowered which provides a more suitable link between the 2 existing buildings each side of the application site.

I would like to see a detailed landscape plan as 'additional information' to ensure that the landscaping proposed is feasible and sustainable in the long term, and where hedges and tree planting is proposed in rear gardens they will be retained and look after. The swale will provide space for planting but this should not be hedging but perennial/wildflower planting that will have a similar look to that of the flower nursery. Is the swale within the adjacent plot gardens, and if so will EA need to access for maintenance periodically?

Conditions & Reasons (if required)			
Please supply a detailed landscape / planting plan			
Date:	21.7.25	Signed:	BRC