

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251150
Address:	Land Opposite 130-144 Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Application to vary condition 1 & 2 of Appeal Decision APP/X0360/W/23/3320780 for Application 230310. Full application for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate. Condition 1 and 2 refers to the use permitted, and the variation is changes to the permitted use.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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

The submitted Landscape Strategy Plan – Drawing Reference 950-LA-P-01 – January 2023 was previously approved by myself – but I understand that the scheme has not been carried out accordingly. The Landscape Strategy is acceptable but what we require is a more detailed plan showing the hard and soft landscape design detailing in a Plant Schedule the species of native trees and hedges, the sizes and the numbers required. (as per CL5 condition wording).

This landscape strategy needs to be carried out on the ground e.g. the close board fencing that has been erected to be replaced with post and rail (use existing fence posts to avoid further excavation onto the RPA.) and enhance the existing native hedge with new native hedge planting. It is proposed to replace the Laurel hedging with new mixed native hedgerow. A new 5 bar timber field gate to existing entrance.

Conditions & Reasons (if required)

CL5 – Landscape Condition – A more detailed landscape plan is required as a condition which uses the Landscape Strategy as a guide.

Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Date:	2.6.25	Signed:	B. Crafer
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