

MEMORANDUM

From:	Raymond Barry Green Infrastructure Delivery Officer		
Service	SDL Green Infrastructure	App No:	243087
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.		
Proposal:	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).		
Type of Development:			
Site Visit Made:	Yes/No		

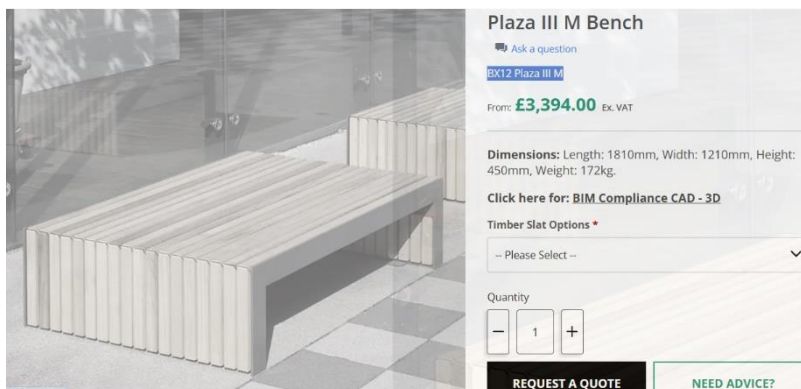
Summary Of Recommendations

- ☐ 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

1. Viewing Deck

- Material Preference:** Please revise the specification of the timber viewing deck. WBC's preference is for a composite plastic material in brown, for better durability and reduced maintenance compared to natural hardwood.
- Seating Arrangement:** The current seating on the deck should be upgraded to a more visually distinctive, feature-style seating option. A plaza type bench design that allows for multidirectional sitting and accommodates a larger number of users would be more appropriate in this prominent location. Please install at least two of these benches (see below) on the deck area.



2. Cycle Stands

- **Sheffield Stands:** Please update the specification to confirm that Sheffield stands are root-fixed, not plate-fixed to ensure long term stability.

3. Bridge Over Rain Garden

- Similar to the deck, we request that the bridge surfacing material in the high street area be changed to composite plastic for improved longevity, slip resistance, and minimal maintenance.

4. Benches (General)

- Litchard Benches are acceptable in general areas outside of the viewing deck. The deck area should feature more distinctive seating as noted above.

5. High Street Tree Specification

- The tree species labelling on the plan is unclear. While three trees appear to be cherry, the remainder are not easily identified.
- WBC suggest considering Honey Locust (*Gleditsia triacanthos* 'Skyline' or similar) as a preferred species for the High Street due to its tall, elegant form, fine leaf texture, and dappled shade characteristics which are ideal for an urban, pedestrian environment. My opinion, seven non-native trees in this context would be a worthwhile exception to native-only planting which seems to govern the majority of planting in Wokingham.
- Please revise the high street trees and put tree spec tags on each tree so its clear what they are.

6. Play Area

- The play palette and planting design are well supported. The use of block planting provides visual clarity and facilitates easier maintenance, which aligns well with WBC's operational requirements.
- Litter Bins: Please amend the litter bin in the play area to a twin-aperture model. As a general principle:
 - Twin-aperture bins should be used in urban settings such as the High Street and play areas.
 - Single-aperture bins are more suitable for naturalistic parkland or country park environments.

7. Play Area Fencing

- While Jacksons Fencing is an acceptable installer, please upgrade the timber fencing to a black composite plastic fencing type to ensure greater durability and reduced upkeep.
- Gates: Please submit a detailed drawing of both single-leaf and double-leaf gates into the play area for review and quick email approval.
- Dog Barrier: WBC support the inclusion of a mesh barrier pinned to the bottom rail to prevent dog ingress.
- Fence Installation: Posts should be haunched in with postcrete, not simply buried in existing ground. Please update the specification accordingly.

8. Play Area Signage

- The proposed signage approach is acceptable. Signage graphic can be supplied by WBC, and it is likely that Murdoch Wickham already holds previously approved templates.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	13.06.25	Signed:	Raymond Barry
--------------	----------	----------------	---------------