

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	252638
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 242653 dated 28.10.2025. Condition 9 relates to levels, 17 to lighting, 18 to construction environmental management plan (CEMP), 19 to construction accesses, 21 to employment skills plan.		
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 9 – Levels

The proposed levels information is shown on the Private External Levels Layout drawings (Sheet 1 to 3) Revision P02. I presume the levels of the future sports hub car park will need to be raised to tie in with higher levels across the site, otherwise there will need to be a retaining wall on the boundary of the car park. The applicant will need to confirm the principle of the proposed levels across the sports hub car park as part of this application.

Condition 17 – Lighting

The locations of the streetlight columns are shown on the Proposed Adoptable Street Lighting Layout drawing. I had previously requested these locations are provided on the hard landscape drawings however I see that the locations of the lamp columns don't conflict with the locations of the trees although there are several locations where the trees and lamp columns are close but hopefully will not be a long-term problem.

Condition 18 – Construction environmental management plan (CEMP)

A Construction Environmental Management Plan by JNP Group and dated July 2025 is provided. The General Arrangement Plan in Appendix C will need to show

the location of the tree protection fencing for the TPO trees and associated hedgerow on the western boundary of the site as shown on the Tree Protection Plan included within the approved AIA by RPS. Reference to the Arboricultural Method Statement (yet to be submitted and approved) will need to be made in the CEMP.

Condition 19 – Construction accesses

Details are provided in the CEMP and will need to avoid the root protection area of the retained trees as discussed above.

Condition 21 – Employment skills plan

No comment.

Date:	25 th November 2025	Signed:	C. Brimble
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