

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	243124
Address:	Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).		
Type of Development:	Major Dwellings (10+)		
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

A number of revised and additional drawings have been submitted to address previous comments, and which have also been discussed through RM meetings with the applicant design team. Changes have been made to the scheme and a detailed response given in the Consultee Comment Tracker.

Landscape Design Statement (dated 19th March 2025 Rev L) and Tree Planting Plans

The revised Landscape Design Statement has been amended to address the previous comments made and other issues raised through discussions with the applicant. I now have no objections to this document.

In general I have no objection to the revised Tree Planting and Canopy Cover Plans which now show additional information including rooting volume. I note that there are a few locations where underground soil crates should be included and are not indicated on these plans, however these can be added to the detailed landscape drawings submitted for condition discharge.

Related Landscape Drawings

I have no objection to the revised Enclosures Plan (DES/703/112 Rev:2) and full details of the type of enclosures will need to be provided as part of the detailed landscape condition.

Details of the hard surfaces are shown on the Surface Materials Layout drawing (DES/703/108 Rev:3) to which I have no objection; however it will also need to show the crossing locations as indicated on the Highways Layout drawing (DES/703/109 Rev:2) including their material type. This can be provided as part of the conditions submission.

Arboricultural Report

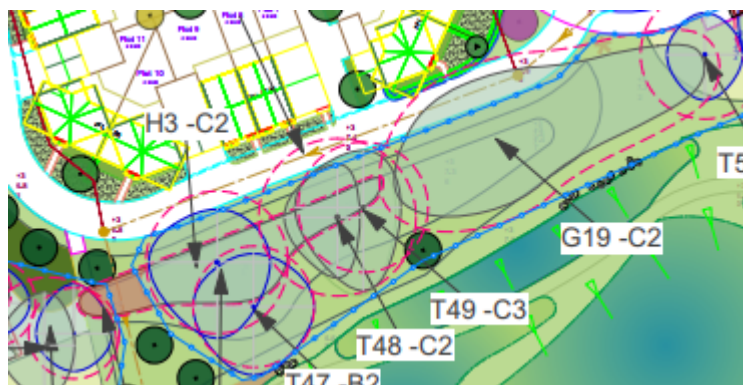
A revised Arboricultural Impact Assessment dated March 2025 has been provided and note the information provided within the document is acceptable in relation to this RM application.

An Arboricultural Method Statement will need to be prepared as required by Outline Condition 20, as the scheme progresses.

Levels

An Overall Levels Strategy drawing (703-SK-03 Rev A) is provided showing existing and proposed levels and the approximate batter down to existing ground levels, which is delineated on the drawing by green embankment markings. This is helpful to see, however the revised levels will need to be fully considered in relation to the arboricultural information as required in section 6.12 of the AIA. I presume that the Arboricultural Consultant has not seen this levels drawing and further revisions will need to be made regarding levels so as not to harm the existing trees to be retained.

There are two areas of concern relating to the change in ground levels and retention of existing trees. The first is on the land opposite plots 5 – 10 as shown in the extract below where there will be ground level changes in the RPA's of retained trees – see second extract.



The second location is on the land opposite plots 126, 127, 141 & 142 where the levels batter will impact a substantial tree screen which is shown to be retained – see two extracts below.

