

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261527
Address:	Bowsey Cottage, Canhurst Lane, Knowl Hill, RG10 9XT.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241213 dated 26/07/2024. Condition 6 (Landscaping), 7 (Drainage) and 8 (Boundary).		
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 6 & 8 – Landscaping and Boundary Treatment

The Landscape Plan and Boundary Details Drawing – shows the use of Leylandii in selected areas; the front, part of rear and partially to the side. In my previous comments I asked for a native planting ideally a native hedge to face Canhurst Lane which is a leafy lane full of native Oaks .

The Council would not accept Leylandii in this location as the site is not only in the Green Belt but in the 'Bowsey Hill Valued Landscape. Not only that the character of the setting is very much informed by native trees and hedgerows. Leylandii is an exotic ornamental conifer that grows very tall and easily becomes an ecological desert. To encourage hedgehogs and other biodiversity I suggest the boundary planting is a native hedge containing 50 % evergreen species as well as Beech which holds its leaves through the winter.

Suggested Mix:

Ligustrum vulgare (Native Privet evergreen), 20%
Ilex aquifolium (Holly and Holly varieties would be acceptable) 20%
Fagus sylvatica (Beech which holds its leaves through winter) 20%
Crataegus monogyna (Hawthorn – deciduous) 20%

Euonymus europaeus (Spindle – deciduous) 10%
Prunus spinosa (Blackthorn – deciduous) 10%

Please ensure that the cultivation notes and a plant schedule are included on the drawing.

I suggest that the native hedge is used as boundary treatment facing Canhurst Lane, which in addition could have a few medium sized trees just behind it within the garden space such as Crataegus prunifolia, and Crataegus laevigata 'Rosea'.

I suggest the native hedge is also planted at the end of the rear garden. Where the rear garden adjoins the neighbouring property to the south I would suggest a 1.8m close board fence in this location, but with planting in front of it. The garden is long and extended lengths of close board fencing is not as sustainable as planting and does not enhance biodiversity.

The native hedge can become dense and impenetrable over time . For security measures a chainlink fence can be erected prior to planting and spaces made for hedgehogs.

Please re-submit drawing to show the suggested native planting to comply with Policy TB21.

Conditions & Reasons (if required)			
Date:	15.7.26	Signed:	BRC