

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 (revision D)

I have no objections to the revised Landscape Design Statement or the revised Tree Planting and Canopy Cover Plans which show additional information including rooting volume. Detailed landscape drawings will be required and submitted through a condition application.

Related Landscape Drawings

I have no objection to the revised Enclosures Plan (DES/703/112 Rev:3) 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:4) 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:3) 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.

As part of the revised information submitted, a Technical Note dated 23/04/2025 is provided which states that the proposed finished levels and batters as shown on this drawing are indicative and further work will be done through the detailed design and conditions applications to work with the Arboricultural Consultant take in account of the root protection areas.

Detailed levels drawings will need to be approved prior to commencement of works on site ensure there will be no detrimental impact on the RPA's of the retained trees where the development platforms are proposed to be graded back into existing levels. This can be dealt with through a conditions application.

Drainage

It is noted in the Consultee Comment Tracker that the design of the headwalls into the attenuation basins needs to be of a standard concrete design in order that these can be adopted. We will need to investigate whether there any scope that these could either be clad in an alternative material or use of a system such as Rootlok which can be seeded, in order that they can better integrate into the wider landscape setting. Details of headwalls will need to be submitted through a conditions application.

Bridge Farm Road works

A Private Works General Arrangement (Rev A) drawing has been provided showing the additional works necessary for Bridge Farm Lane which shows a separate footway and widening of the existing track. This could have a detrimental impact on the adjacent mature trees lining the route, some of which at the Wargrave Road end are protected by a TPO (0096/1976), and consequently the verdant character of the minor road. Further consideration will need to be given to the design of the road improvements in relation to the trees and an AIA will need to be provided a part of the further works. I would like to see an additional condition included to this effect.

Conditions & Reasons (if required)

Further details are required in relation to the Bridge Farm Road private works to

ensure there are no detrimental impacts on adjacent mature trees some of which are protected by a TPO.

All other conditions are already detailed within the outline application decision notice.

Date:	27 th May 2025	Signed:	C. Brimble
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