

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	SDL Landscape and Trees
App No:	251457
Address:	Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, 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

This is a Reserved Matters (RM) application for 37 dwellings on for Parcel 8. There is also a second separate RM application (251476) for 40 dwellings. Revised and amended plans have been provided to address officer comments.

Layout

The layout for 37 dwellings allows for appropriate landscape treatment on the site boundaries especially with the open space to the east and the adjacent roads on the north and western boundaries of Parcel 8.

Development is tight against the existing hedgerow on the south-western boundary, and which includes two TPO Oak trees, but these can be retained with only minimum incursion into one of the root protection areas.

I consider this layout is acceptable as it allows sufficient space to retain the existing structural vegetation and a level of landscaping in order to comply with the appropriate policies.

Landscape

A revised Landscape Strategy drawing (Rev L), detailed Softworks plan (Rev I) and Plan Schedule (Rev C) have been provided and are acceptable.

It is helpful to see that an illustrative detail showing a root cell system is provided for two areas where the rooting volume of the trees between the parking bays is restricted.

I note the revised layout now includes a build out into the road which will be planted with groundcover shrubs. Could this be planted with a tree and also incorporate a rain garden? Perhaps considered as part of the conditions details to be submitted.

Arboriculture

A Tree Survey and Arboricultural Impact Assessment by RPS and dated March 2025 (Rev A) is submitted with a Tree Protection and Removal Plan.

There is only a very negligible intrusion into the RPA of T113 (TPO Oak) to which I have no concerns and can be sufficiently dealt with through submission of an AMS.

There will also be a minor encroachment into the H5 in order to construct the cycle store for the associated apartment block, but again this will only require a limited amount of cutting back of the hedgerow during construction, however this shouldn't be an ongoing issue.

Drainage and Levels

I have no specific concerns regarding the information submitted for these aspects of the scheme layout.

Conditions & Reasons (if required)

The following landscape condition will need to be included:

- i) No development shall take place in any phase of the development until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:
 - a) scheme drawings;
 - b) proposed levels and contours;
 - c) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - d) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;

- e) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
- f) hard landscaping materials including samples;
- h) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
- i) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability.
- ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.
- iii) Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Date:	22 nd September 2025	Signed:	C. Brimble
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