

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	251816
Address:	Parcel S, Buttenshaw Avenue, Arborfield.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.		
Type of Development:	Minor Dwellings (1-9)		
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

The site is surrounded by mature trees many of which are protected by TPO 1445/2012. A scheduled ancient monument (Moated site north of the Moat House) is to the north and west of the site.

The landscape setting of the adjacent Moated site is essential to maintain and therefore we will need to ensure as much of the existing vegetation on this boundary is retained and enhanced as part of this development. Views into the site from Biggs Lane will also need to be carefully considered to ensure the well vegetated character of this site is maintained.

Further information has been provided in response to my previous comments dated 14th October 2025 and this has included revisions to the layout including Plot 1. Amended drawings and documents include:

- Site Information Plan Rev B
- Landscape Masterplan Rev A
- Arboricultural Implications Report, December 2025 Rev C
- Plot 1 Proposed Floor Plans and Elevations Rev A

Layout

Additional tree planting has been provided on the western of plot 2 as requested and shown on the Landscape Masterplan.

The form and orientation of Plot 1 and associated drive have been amended to remove the turning head and to improve the relationship of the dwelling with the adjacent protected trees. This is acceptable.

Arboriculture

A revised Arboricultural Implications Report by SJA Trees and associated Tree Protection Plan (TPP) in Appendix 4 has been submitted. All the issues I had previously raised have either been addressed in the document or are now not relevant due to layout changes mainly in relation to Plot 1.

Levels

A revised Levels Strategy drawing (Rev A) is provided and although no additional proposed levels have been provided other than proposed FFL's for the dwellings and those for the access road I can see that the FFL of the dwelling on Plot 1 now relates to the existing site levels and is not significantly elevated above these. I now have no concerns regarding the changes in levels in relation to the trees, however detailed levels will need to be provided through a conditions submission.

Landscape

The revised Landscape Masterplan (Rev A) has been amended to reflect the revised layout and has included additional planting in response to my previous comments.

Conclusion

I now have no objection to the proposed scheme as the changes to Plot 1 in combination with other amendments, are now acceptable.

Conditions & Reasons (if required)

No conditions are required in addition to those included with outline approval O/2014/2280.

Date:

13th January 2026

Signed:

C. Brimble