

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	250399
Address:	Parcel R10 South Wokingham, Phase 2b, Parcel R10.		
Proposal:	Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping 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 highway issues were discussed at a meeting on 8th April which will require minor changes to the layout. I have no major concerns regarding the changes discussed, but will need to understand through a revised layout drawing, how these changes may impact on the landscape proposals. Two possible issues where there may be some changes to the landscape provision, are:

- Where several of the private drives running parallel to the secondary road will need to be widened to 4.1m which will reduce the landscape buffer between the secondary road footway and the private drive.
- Provision of a service margin plan indicating the location of the service routes especially in private drives as this may impact the proposed planting to the front of the dwellings.

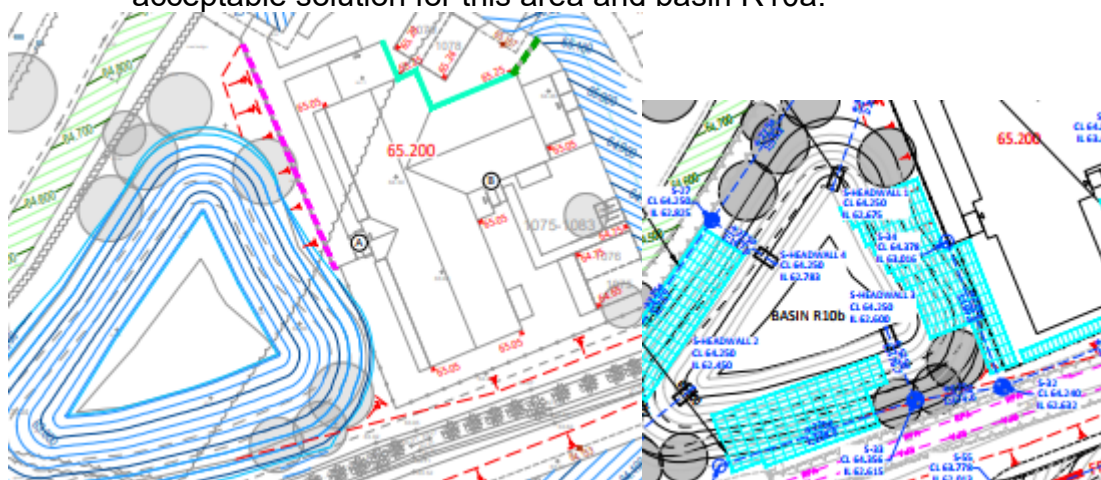
A Design Compliance Document has been provided with the application which gives details as to how the RM application responds to the approved Design Code and Site-Wide Landscape Design Statement. Although detailed landscape drawings have been provided for the open-space areas and on-plot planting, I will not at this stage comment in any detail regarding species etc, but will identify below general comments on layout and principles and how these may relate to other design issues across the site. These are given below:

1. The General Arrangement drawing submitted under condition app 250665 shows hard surfaces related to highway areas which are indicated on the Presentation Layout, however the materials of the private drives and on-plot

parking bays are not identified as being any particular material. This should be indicated on the Presentation Layout drawing.

2. The approved Site-Wide Landscape Design Statement indicates the attenuation basins within this parcel are to have natural / semi-natural greenspace around the basin with the types of features as indicated in the matrix on page 42 of the document. Although we have detailed landscape proposals for the basins shown on the Detailed Public Open Space Soft Landscape Proposals drawing and details of the basin through engineering cross-sections, we don't have plans or drawings showing a combined approach to the design of the basins incorporating these elements as identified in the matrix in a holistic way, which will need to be provided.
3. There are a number of issues of concern relating to the area around the basins.
 - As identified in the matrix, there should be a 2 – 3m transitional edge between the edge of the built form (ie road or path) and the edge of the basin, however looking at the Drainage Strategy plan and the Basin Cross Sections it appears this is not achieved in relation to Basin R10a or R10b especially as underground cell storage has also now been included in these locations. This is very disappointing as we stressed through the pre-app process that this will need to be achieved in order to allow tree planting in these areas which now can't be achieved – see bullet point below.
 - The design of the basins as indicated in the cross sections show these will be lined with an impermeable liner. This, along with the underground cell storage will restrict the location of tree planting as trees cannot be planted above liners or underground cells where there is insufficient soil coverage and/or where it is considered the trees may have a detrimental effect on the integrity and operational use of these features. Therefore the trees and possibly the shrub planting proposed around both basins seems now not be achievable. The design of both basins will need to ensure it is possible to include tree and shrub planting as indicated. It is essential that trees are included to provide a softening of the development edge in this location.
 - It is not clear how the attenuation basins will function, i.e. will they be dry or wet basins? And if dry most of the time we should be seeing a low flow channel that relates to the marginal planting and boulders as seen in the Detailed Public Open Space Soft Landscape Proposals drawing. I refer back to the need to take a holistic approach to the design.
 - We will need to understand the levels of the attenuation basins in relation to the surrounding development levels. The basin cross sections give the basin invert level but don't give spot levels of the top of the basins. Also only a few of the contours around the basin are labelled. We will need to see all contours labelled to understand their relationship to the adjacent development parcel levels. Slightly more levels information is found on the Engineering Layout drawing submitted under condition app 250665 and indicates there will be a retaining wall between Basin R10b and apartment block 5 which can be seen in the extract below indicated as pink dashed line. The other extract shows the location of the underground cell storage areas. There

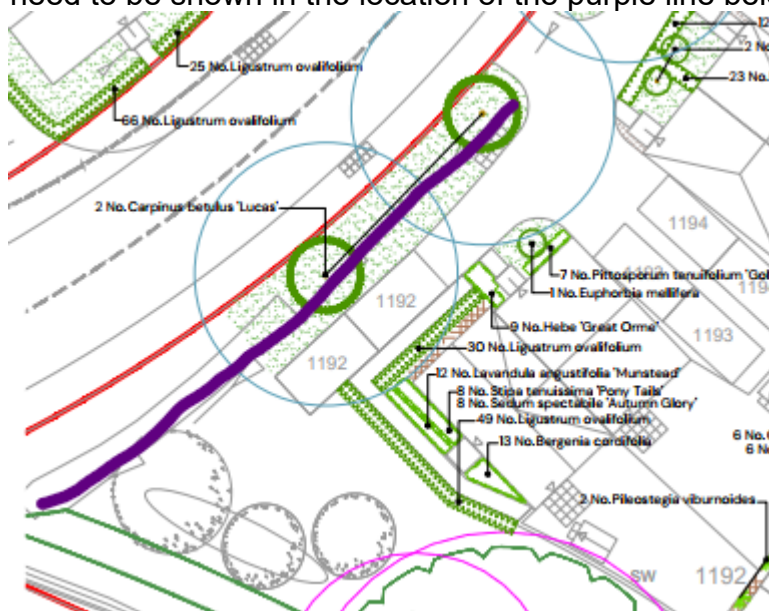
is also concern regarding the proximity of the edge of the attenuation basin and the existing ditch and its associated vegetation to be retained. We will need to have fully detailed landscape cross sections to show exactly how this area (and basin R10a) will be designed and suggest and expect that some changes will need to be made to find an acceptable solution for this area and basin R10a.



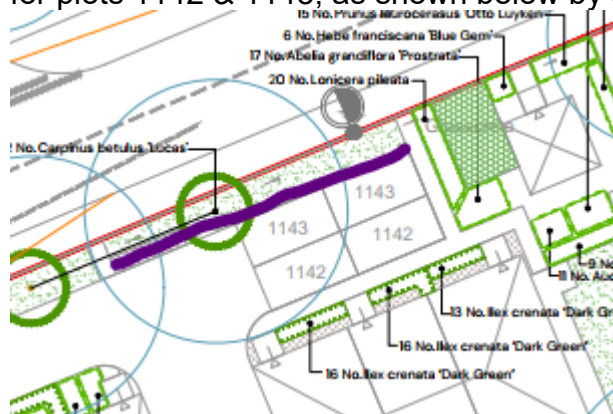
4. There had been previous discussions that there will need to be appropriate planting around the pumping station boundary fence. This is especially important as the levels drawing indicates the compound level will be raised above the surrounding existing levels with a proposed retaining wall adjacent to the existing ditch. The proposed native hedgerow and shrub planting will need to be supplemented with specimen tree planting on the eastern and western sides of the compound and indicated on the landscape drawings.
5. The types of fencing for the various character areas shown on the Enclosures Plan and is informed by the Design Code. However I suggest the fence type should also relate to the layout and surrounding land use so there is a continuity of fencing in a particular area. The Detailed Public Open Space Hard Landscape Proposals also indicates types of fencing adjacent to the public open space and in many locations, the fencing differs from the Enclosures Plan. These drawings will need to co-ordinate with each other and respond to the additional comments on fencing made below. We will also need to see details of each type of fence proposed.
 - We will need to understand the fencing around the attenuation basins which is shown as ball top railings. The character area of the buildings facing the basins as defined by the Design Code is the Main Street and indicates the plot boundaries will be defined by railings (with ornamental hedgerows), however the basins in the adjacent open space should have a natural or semi-natural character and therefore railings are not appropriate. It is also noted that these types of basins shouldn't be fenced therefore the combined approach through the appropriate landscape and engineering treatment of the basins should design out the need for fencing.
 - Ball top railings are shown defining the open space opposite plots 1132, 1140 & 1141 which may work in this location however the fence should not just end at the site entrance by the visitor space but should perhaps tie into the entrance feature wall. Further details will need to be provided as to what the entrance feature wall will look like.

- It is not clear why there is a need to fence along the eastern boundary of the site to the south of link road. Part of the fencing proposed is 1.2m cleft fencing with the remainder being hoop top railings. Again metal railings may be appropriate for the front of the plot boundaries but not on the opposite side of the road to the back of the parking bays. I suggest this fencing is removed.
 - I have no objection to the cleft fencing aligning the southern access road but should be continued along the edge of the parking bays for plot 1190 (set in from the paving between 0.5m - 1m) to join the garden wall around plot 1192.
 - It is not clear why hoop top railings are shown to the edges of access roads to the north and south of the ditch running through the northern part of the site. I perhaps can understand why this may be appropriate in relation to plots 1072, 1073 & 1074 as cars will be manoeuvring close to this boundary, however the railings should join to, and be the same type of railings as those to the south of apartment block 5. Also as with the point made above, the railings (or other type of fencing) should be positioned away from the edge of the hard standing so that there is adequate space to open car doors.
 - I don't consider railings are necessary to the south of the ditch and suggest the landscaping treatment of this edge is strengthened.
 - A closeboarded fence is required to the side of the access path for plot 1074. The Enclosures Plan currently shows an open boundary with the car park for apartment block 5.
 - The types of railings used around the apartment blocks 1, 2, 3 & 4 at the northern end of the site, should be a consistent type at either end of the car park and used in association with hedgerow planting to ensure a secure boundary to the car parking area and boundaries with the public open space. The use of a ready hedge was discussed at the meeting however on reflection I consider estate type fencing with hedgerow planting will provide a more robust boundary in this location.
6. I have not had a chance to look at the levels drawings in detail provided as part of a separate application, but it seems to imply there will be conflict of some of the proposed embankment slopes with the root protection areas. This will need to be reviewed by the Arboricultural Consultant to assess for possible adverse impacts on the trees and provide appropriate mitigation.
 7. It is implied on the Presentation Layout and Tree Protection Plans that some of the existing whip hedgerow planting at the base of the William Heelas Way, road embankment will need to be removed to implement the development. Replacement planting will need to be clearly shown along this boundary on the Detailed Public Open Space Soft Landscape Proposals drawing.
 8. The landscape drawings seem to show features which look like bin collection points in some locations. These will need to be removed as I believe the waste team do not require these features.
 9. Suggested additional planting should be considered in the following locations:
 - Two additional trees in the rain gardens associated with the parking for apartment block 6 which are to the rear of plots 1107 & 1108.

- Additional tree planting in rain gardens to the fronts of plots 1150, 1151/1152, and to the side of plot 1210.
- A specimen tree to the side of plot 1197 on corner of the tertiary road and the link road.
- A new hedgerow at site entrance south of the link road to the west and north-west of plots 1192 & 1193. This partially appears on the presentation layout and the Detailed Public Open Space Soft Landscape Proposals drawing but is not labelled. A new hedgerow will need to be shown in the location of the purple line below.



- Inclusion of new hedgerow adjacent to the link road alongside parking for plots 1142 & 1143, as shown below by a purple line.



There may be other additional issues that arise as all the information is further reviewed and amended to address the various comments from the consultees which can be dealt with when commenting on revised information.

Conditions & Reasons (if required)

Possible conditions to be suggested once revised information has been provided.

Date:	15 th April 2025	Signed:	C. Brimble
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