

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251202
Address:	1 Compton Close, Earley, Wokingham, RG6 7EA.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 240694 dated 15/10/2024. Condition 3. External Materials. 4. Drainage. 5. Site Characterisation/ Land Contamination. 6. Construction Method Statement. 7. Landscaping. 8. Biodiversity Enhancements.		
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 3 – External Materials

No comment.

Condition 4 – Drainage

Rain gardens are shown on the surface water strategy within Appendix C of the SuDS drainage document. These will need to be specifically indicated on the landscape drawing.

Condition 5 – Site Characterisation/ Land Contamination

No comment.

Condition 6 – Construction Method Statement

The Construction method statement will need to show how the existing hedge to the front of the site and tree in the rear garden will be retained during the constuction process. The site hording shoud be put round the hedgerow so it is outside the site and thefore will not be impacted by any materials storage, site parking or construction of the dwelling on plot 4. The Site Setup drawing will need to be amended accordingly.

Condition 7 – Landscaping

A Landscape Plan has been submitted to discharge this condition. The following additional information or amendments will need to be made to the drawing:

- We will need to understand the types of enclosures / boundary treatments that are proposed in the rear gardens and to the fronts of the properties. This will need to allow for the movement of wildlife throughout the site.
- If closeboarded fencing is to be used in the rear gardens between plots, it will not be possible to plant the hedgerows as shown as the hedgerow is a single line of plants centred on the boundary fence. The landscape scheme will need to be amended to show a line of hedgerows on either side of the fence.
- The southern boundary of plot 4 adjacent to the footway leading into Compton Close will probably require some form of enclosure in addition to the proposed new hedgerows in order to provide some security to the private garden.
- New hedgerow planting will be required to the front of plot 3 and also to the fronts of plots 2 & 3 to fill in the gaps between the retained hedgerow and the proposed drives. These can be maintained at 600mm high to allow for visibility from the drive.
- The three proposed trees in the front gardens of plots 1 – 3 will need to be located further to the front of the garden so these are not located over the Geocellular storage crates as shown in the Surface Water Strategy document.
- The rain gardens shown in the Surface Water Strategy document will also need to be shown on the Landscape Plan with appropriate planting.
- New planting is shown in a small area between the dwelling on plot 4 and the drive but no details of the planting provided which will need to be shown.

Condition 8 – Biodiversity Enhancements

No specific comments but see landscape related comments above.

Date:	5 th June 2025	Signed:	C. Brimble
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