

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer	To (Case Officer):	Sophie Morris
Service	SDL Landscape and Trees	App No:	250665
Address:	Parcel R10, Land at phase 2b of the South Wokingham SDL.		
Type of Development:			
Proposal:	Application for submission of details to comply with the following conditions of planning approval 191068 dated 19.07.24. Condition 11 relates to ground and building levels, 14 to tree protection, 32 to surface water drainage and sustainable drainage systems (SuDS), 60 to highway construction details.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☒ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Condition 11 – Ground and building levels

The Engineering Layout drawing (A389-R10-RM-401 Rev B) has been provided to discharge the condition. This drawing indicates a number of retaining walls across the site. It would be helpful if the height of each retaining wall is included on the drawing, this is especially important to understand where these are located on the edges of the development adjacent to the public open spaces.

The form and materials of the retaining walls will need to be provided especially in relation to those adjacent to the POS.

Condition 14 – Tree protection

An Arboricultural impact Assessment and Method Statement Rev B and associated Tree Protection Plan by ACD Environmental and dated 22nd July 2025 has been updated. This is acceptable and the condition can be discharged.

Condition 32 – Surface water drainage and sustainable drainage systems (SuDS)

The Drainage Strategy drawing (A389-R10-RM-501 Rev C) is provided. As previously identified, there are a number of cellular storage locations in relation to

Basin R10b and the existing adjacent ditch in conjunction with the proposed retaining wall between Basin R10b and apartment block 5. The landscape cross sections and technical cross sections provided with the conditions application 251442 do provide some understanding as to how all these features will relate to each other in quite a restricted space and which is also required to be landscaped. However, due to the very constricted space available in this location I'm still not convinced that there will be appropriate space between these features for new tree planting but also that the existing Hedgerow H173 as identified on the Tree Protection Plan can be retained as planned. It would help if further information can be provided certainty that the landscape proposals can be achieved.

Condition 60 – Highway construction details

I have no objection to the information provided for the highway construction. The materials for the private drives are now shown on the External Works Sheets provided to discharge Condition 15 under application 251442.

Date:	18 th September 2025	Signed:	C. Brimble
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