

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	SDL Landscape and Trees
App No:	243087
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.
Proposal:	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).
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

Conditions 14 & 26 relate to the primary infrastructure areas, High Street and Village Green only.

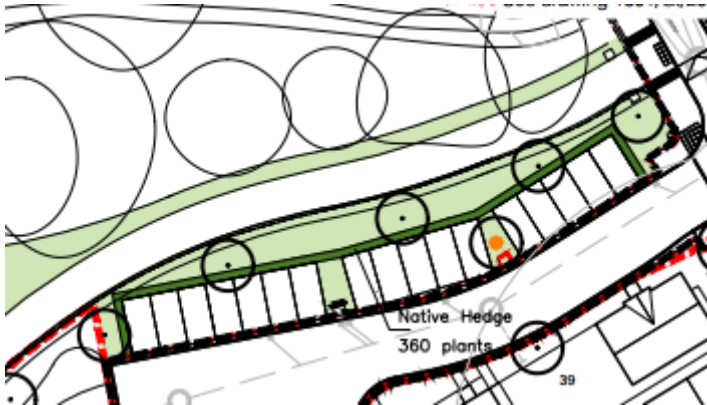
Condition 14 – Hard and soft landscaping scheme (part discharge)

Revised landscape information for the Linear Park Phase 2 has been submitted to accommodate the changes proposed for this area as a result of the District Centre application 230872. Originally the landscape drawings for the park were approved as part of conditions application 181836.

A Planting Plan for the Linear Park Phase 2 (1501/GI/200 Rev P2) has been provided; however we will also need to see the corresponding hard landscape details and levels which were previously shown on the Levels General Arrangement drawing within the conditions application 181836.

I have the following comments to make on the Linear Park Phase 2 Planting Plan:

- I can only see one bench and one litter bin on the plan. I would expect to see an additional litter bin at one of the entrances to the LEAP, and several more benches around the park to encourage less able people out into this area where they know there will be somewhere for them to rest.
- It looks as if there is some bulb planting proposed around the two picnic benches, and these will need to be indicated in the planting schedule.
- Six trees shown within the red line of the site at the western end of the Linear Park are not labelled and will need to be included. Their location is shown below.



Details of the LEAP equipment and planting are shown on separate drawings (1501/GI/206 Rev P1 & 1501/GI/207 Rev P1), but we will need to understand how the play area responds to the levels, and the paving materials thorough the area will also need to be identified. Ray Barry will need to comment on the acceptability of the type and arrangement to the proposed play equipment.

The High Street Hard Landscape Plan (1501-GI-101 Rev P2) provides details of the High Street area and the how the space relates to the two ponds to the north of the area. We will require the following information to help understand how a number of the elements work together:

- Landscape cross-sections through the end of the high street and viewing platform to show how these relate to both ponds and associated features such as the pond wall (welded mesh gabion wall), pond regeneration zone, scour mat, spillway etc. Possible 3D images or axonometrics will also help show how these different elements work together.
- Construction details of the decking area with the fencing, and the gabion wall with capping stone and fencing.
- It would be helpful to have a sheet showing example images of the proposed features in this area.
- The paving layout / pattern is described in the key, however we will need to see a construction detail of the paving layout for the dark and light mix of the Kellen Breccia paving blocks in association with the natural granite paving bands.
- I welcome the use of the conservation kerb to the edge of rain gardens to provide a castellated arrangement as indicated on the hard works drawing, however there doesn't appear to be a typical tree pit detail for the rain gardens including the RootSpace soil cells in the High Street, on the Typical Tree Pit Details drawing (1501/012). This will need to be provided.

- The planting bed in the southern part of this space will also need to be defined by conservation kerbs with a 60mm upstand (see orange line on extract below) to better define these beds and prevent soil / mulch creep onto the surrounding paving



This condition also requires a fully detailed landscape specification for hard and soft elements of the landscape scheme, which will need to be provided.

I have no objection to the proposed planting shown for the Spine Road and Nine Mile Ride, however we were expecting street trees in the verge to the north of the Sainsburys site as shown below and discussed under condition 26.

Condition 26 – Detailed design of roads (part discharge)

The previously approved Site Layout drawing (P21-2598-05 Rev W) submitted for the RM application 230872 included tree planting in the verge to the north of the Sainsburys site as shown on the first extract below. However this verge and the associated tree planting is now not shown on the highway technical drawings submitted as part of this conditions application as shown on the second extract below. It would be helpful to understand why this important landscape feature cannot be included within the street scene.



If the street tree planting in the location shown above cannot be included within the highway for highway technical reasons (which will need to be stated), we will expect tree planting to be provided in the public realm behind the footway and detailed as part of a later submission.

Condition 27 – Construction accesses

I have no comment to make on this condition.

Condition 46 – Wetland features

I we have already seen and approved the drainage features (C70 & C71) in the linear park, and this application provides details of the two C3 ponds and the Parcel D attenuation basin. It would however be helpful to have a drawing to show the levels across the linear park including all the basins in the park in association with the ditch and the District Centre attenuation basins.

Although not strictly covered by this condition, we will need to understand how the surface water collected via the tree pits in the High Street, gets into the basins. The landscape drawings show the location of an indicative drainage run from the rain gardens and discharge chute at the end of the piped route, however we will need confirmation from the drainage engineer that this solution is acceptable.

Condition 57 – Lighting

The locations of the various proposed lighting solutions as shown on the District Centre Proposed Lighting drawing (60312043/CIV/DC/020 P5) does not correspond to a number of proposed lighting locations as shown in the District Centre Highway Street Lighting drawings (Sheets 1 & 2) (60312043/CIV/DC/1140 P03 & 60312043/CIV/DC/1141 P02). This is confusing and is likely to have an impact on proposed landscaping. The drawings will need to be co-ordinated to show lighting positions in the same locations.

Condition 65 – Construction environmental management plan (part discharge)

I have no comment to make regarding this document.

Date:	23 rd January 2025	Signed:	C. Brimble
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