

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

Revisions have been submitted to address officer comments, and I comment as follows.

1. I had requested that the materials for all hard surfaces are indicated on the Presentation Layout drawing, however these details can be provided through a conditions application to discharge condition 15 (full landscape details) and condition 60 (highway construction details).
2. Landscape cross-section drawings for each of the attenuation basins has been provided giving further details of their construction, features and how tree and shrub planting can be incorporated in certain locations. It is understood these details have been discussed with the drainage engineer, and I am satisfied the level of planting can be achieved in the landscape drawings with the stated modifications to the soil depth over parts the basin liner.
3. The landscape cross sections also indicate how the basins will relate to the existing adjacent ditch, existing attenuation basin and the proposed retaining wall between Basin R10b and apartment block 5. It is helpful to understand these relationships, and further detailed levels information for these features including form and materials of the retaining wall will need to be provided through a conditions application to discharge condition 11 (levels) conditions 32 & 33 (SuDS).

4. A number of changes have been made to the proposed fencing adjacent to the public open space in accordance with my previous comments as shown on the Detailed Public Open Space Hard Landscape Proposals drawing (Rev A). However these changes have not been amended to the Proposed Enclosures Plan (Rev T) in the following locations:

- The landscape drawing indicates a timber knee rail around the edge of the larger attenuation basin, and this will need to be replicated on the enclosures plan, instead of ball top railings.
- The landscape drawing now shows ball top railings defining the open space opposite plots 1132, 1140 & 1141 to tie into the entrance feature wall. This will need to be amended on the enclosures plan.
- The landscape drawing has removed the proposed fencing from the eastern site boundary to the south of link road, as suggested. This will need to be removed from the enclosures plan.
- The landscape plan now shows a continuation of ball top railings from around apartment block 5 to the fronts of plots 1072, 1073 & 1074, which is acceptable. This will need to be amended on the enclosures plan.
- Fencing has been removed on the landscape plan south of the ditch and therefore the hoop top railings should also be removed from the enclosures plan.
- The hard and soft landscape drawings for the POS now show estate rail fencing with hedgerow around apartment blocks 1, 2, 3 & 4 at the northern end of the site, which is a consistent approach to this boundary. This is now acceptable. The enclosures plan will need to be amended to also show this change.
- The enclosures plan will need to indicate a closeboarded fence to the side of the access path for plot 1074 as this currently shows an open boundary with the car park for apartment block 5.

Changes to the Proposed Enclosures Plan can be provided as a conditions application to discharge condition 15 (landscape) and will also need to be supplemented with details of the entrance feature as well as details of each type of fence proposed or wall.

5. The Arboricultural Impact Assessment and Method Statement (Rev A) indicates that any changes in levels are yet to be finalised so therefore this will need to be further considered though a conditions submission to discharge condition 14 (tree protection) especially where there are engineering works in close proximity to the hedgerow through the central part of the site. The significant trees around site boundaries can be retained as part of the development layout.

6. I note that detailed on-plot landscape drawings have been submitted which has been helpful in understanding how the landscape elements have been amended to address my earlier comments, however I will consider these in more detail as part of a comprehensive conditions submission to discharge condition 15 (landscaping).

Conditions & Reasons (if required)

No additional conditions required for this RM application in addition to those listed

in the Outline approval 191068.

Date:

16th May 2025

Signed:

C. Brimble