

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252320
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 222154 dated 31/10/2022. Condition 2 relates to a scheme of landscaping.		
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 2 – Scheme of landscaping

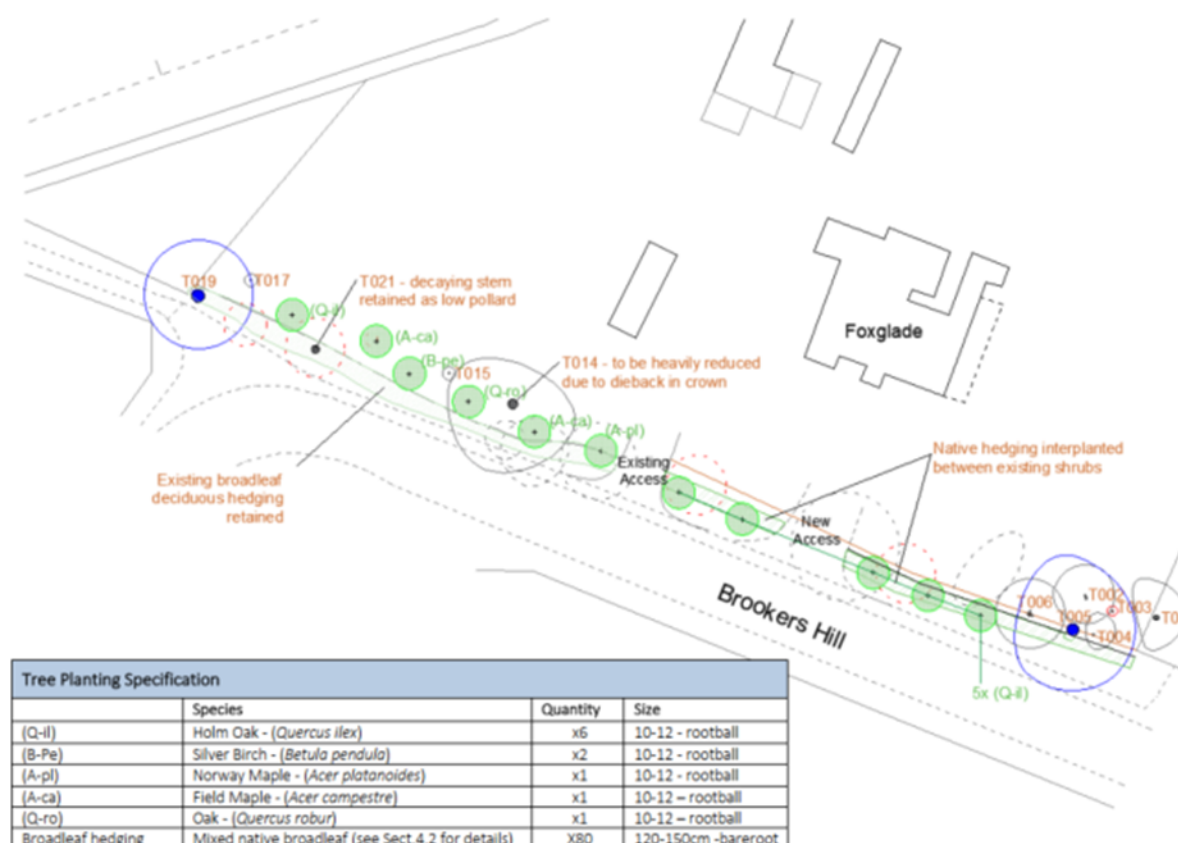
The landscape scheme submitted relates to the application for the installation of semi-permeable hardstanding to the west of the dwelling. This is the same Landscape Plan submitted for conditions application 252180 which relates to the proposed erection of a large outbuilding (243135) and therefore the comments are very similar to those I have given for 252180.

It is not entirely clear from the limited details provided on the Landscape Plan which are the existing trees, and which is the proposed new planting. All existing vegetation will need to be indicated as 'existing' and presume that some of the planting shown on the eastern boundary is also existing which is shown coloured black or grey.

I note from the site photos associated with the original application (243135) that the some of the Laurel and Privet hedging has already been planted however the proposed planting along the front boundry of the site, the fruit orchard and Hazels do not appar to have been planted at the time the photos were taken (Feb 2025). If these have since been planted then the applicant will need to provide further photos to show this new planting.

The proposed fruit orchard appears to be located in an area of hardstanding (this is unconsented and extends further than the approved area identified on plans for 222154) and therefore this will need to be removed to allow for the trees to be planting in this area, and details of how this will be achieved indicated on the drawing.

Works to TPO trees on the site were consented at the end of November 2022 and as part of this approval 11 new replacement trees plus broadleaf hedging was required to be planted, an extract of the required planting is shown below. The photos taken in February 2025 don't appear to show this planting either.



The Landscape Plan will need to be updated to show planting as either existing, recently planted or proposed, Full details of the plants will need to be given showing full species name, numbers and size of trees or shrubs at time of planting. The planting plan will also need to include the details of the required replacement planting in relation to the condition for the removal of TPO trees under application 223088 – see above. All planting will need to be undertaken this planting season (End of October – Early March). I suggest a Landscape Architect is commissioned to provide the information as required.

Date: 12th November 2025 **Signed:** C. Brimble