

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	WBC Landscape and Trees
App No:	241901
Address:	Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX.
Proposal:	Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22 and NMA 241264 dated 08.07.24: Condition 5 (partial discharge) relates to landscaping details; 6 to landscape management; 7 to tree protection; 9 (partial discharge) to archaeological investigation, 10 (partial discharge) to rights of way details; 15 to landscape and ecological management plan; 16 to ecological permeability
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 5 (partial discharge) - Landscaping details

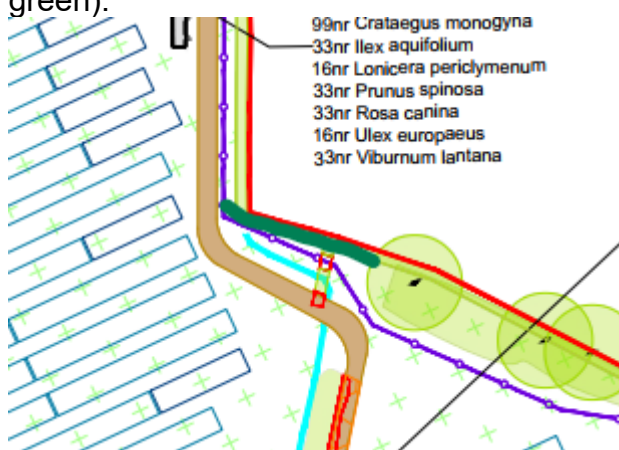
The following details have been submitted to discharge this condition:

- Landscape General Arrangement Sheet 1 of 2 (BFSF-RAMB-XX-DR-L-3001 P03)
- Landscape General Arrangement Sheet 2 of 2 (BFSF-RAMB-XX-DR-L-3002 P03)
- Landscape Planting Plan Sheet 1 of 2 (BFSF-RAMB-XX-DR-L-3011 P03)
- Landscape Planting Plan Sheet 2 of 2 (BFSF-RAMB-XX-DR-L-3012 P03)
- Planting Schedule (BFSF-RAMB-XX-DR-L-3013 P03)
- Landscape Details Sheet 1 of 9 (BFSF-RAMB-XX-DR-L-3021 P02)
- Landscape Details Sheet 2 of 9 (BFSF-RAMB-XX-DR-L-3022 P02)
- Landscape Details Sheet 3 of 9 (BFSF-RAMB-XX-DR-L-3023 P02)
- Landscape Details Sheet 4 of 9 (BFSF-RAMB-XX-DR-L-3024 P02)
- Landscape Details Sheet 5 of 9 (BFSF-RAMB-XX-DR-L-3025 P02)
- Landscape Details Sheet 6 of 9 (BFSF-RAMB-XX-DR-L-3026 P01)
- Landscape Details Sheet 7 of 9 (BFSF-RAMB-XX-DR-L-3027 P01)
- Landscape Details Sheet 8 of 9 (BFSF-RAMB-XX-DR-L-3028 P01)

- Landscape Details Sheet 9 of 9 (BFSF-RAMB-XX-DR-L-3029 P02)
- NBS Landscape specifications for Landscape and Planting P01

I have the following comments to make:

- The note on Landscape Planting Plan Sheet 1 indicates that the Brook Enhancement area will increase from 4155m² to 4618m², however the three different planting mixes used in this space only seem to cover an area of 3680m². Surely the Wet Woodland Canopy, Wet Woodland Understorey and Wet woodland Shrub mixes should cover an area of 4618m² as indicated on the drawing note. This will need to be changed on the drawing.
- Sections of new hedgerow where not immediately adjacent to the PV panels will need to include hedgerow trees. For example where adjacent to Barkham Ride, and to west of field 4 at the southern end.
- Replacement trees will need to be included where these are to be removed in the visibility splays close to site accesses off Barkham Ride.
- The new hedgerow will need to be extended along the southern side of Barkham Ride to the corner with Commonfield Road as the existing very patchy hedgerow along this boundary is mainly bramble. This stretch of hedgerow should also include new hedgerow trees.
- New hedgerow planning will need to be included on the northern side of Barkham Ride to fill in gaps in the existing hedgerow and to replace any removed hedgerow within the visibility splays.
- A new hedgerow will need to be included outside the security fencing south of field 2 but north of the Greenway. Cross-section C – CC shows a new hedgerow in this location, but it is not shown on the landscape drawing.
- The Tree Protect Plans indicate that half the length of the existing vegetation of G26 in field 6 will need to be removed to implement the access track. The landscape drawings will need to show a replacement hedgerow on the north-western side of the track as it is unlikely that this section of the hedgerow can be laid as identified on the landscape drawings.
- The hedgerow length is not given on the landscape drawing to the west of field 6 where adjacent to the Greenway and will need to be provided. Also in this area is a 10m length of hedgerow, but it is unclear where this might be located.
- An area of existing vegetation (G4 on Tree protection plan) on the south-eastern boundary of field 6 (see location below) is shown to be removed and will need to be replaced with new hedgerow planting (length identified in dark green).



- j) On Landscape Details drawing 5 – Detail 21, Shrub Planting Layout, the shrubs are shown as being planted at 0.7m centres however the note suggests this will be a density of 5 plants per m². The two don't relate to each other as at 0.7m centres this will equate to approximately 2 plants per m². The note will need to be changed accordingly.
- k) The spiral guards for the hedgerow and other transplants will need to be supported with a cane. This will need to be clearly stated in the specification document.

Condition 6 - Landscape management

A Landscape and Ecological Management Plan by Ramboll and dated July 2024 has been submitted to discharge this condition. I have the following comments to make:

- a) Paragraph 6.5.2 (Tree Survey and Management Plan) seems to be missing any commentary on this topic.
- b) Under the management and maintenance sections for each planting type there will need to be a discussion on the type of weed control that will be employed as part of the management for years 1 – 5 in order to aid establishment of the newly planted trees and shrubs. Without any weed control it is likely there will be increased plant failures.
- c) Weed control will need to be included within the Work Schedule in Table 10.1 for all planting types.

Condition 7 – Tree protection

Arboricultural Method Statement and Scheme of Works for Protection of Trees at Barkham Solar Farm by SJA Trees dated April 2024 (SJA ams 24126-01a) has been submitted to discharge this condition and is acceptable.

This document shows that four individual trees (nos 23, 28, 79 & 80) are to be removed as these are within the visibility splays of new entrances off Barkham Ride. Also a number of lengths of hedgerow or vegetation groups are to be removed (whole of H1 and partial removal of G4, G21, G22, G26, G37 & H2) mainly in order to allow access for the internal service tracks. It is important that replacement trees and hedgerows are included as part of the landscape scheme and where these are not included I have highlighted these as additional planting required under Condition 5 above.

Condition 9 (partial discharge) – Archaeological investigation

The trench locations are included in Figure 3 of the document. There are a couple of locations where a trench will be on the edge of an RPA of a tree growing on the field boundary. This shouldn't be a problem as long as vehicles are kept outside the RPA or ground protection is used in these locations.

Condition 10 (partial discharge) – Rights of way details

No comment.

Condition 15 – Landscape and ecological management plan

A Landscape and Ecological Management Plan by Ramboll and dated July 2024 has been submitted to discharge this condition. See comments for condition 6 and the LEMP will need to be updated accordingly.

Condition 16 – Ecological permeability
No comment.

Date:	21 st August 2024	Signed:	C. Brimble
--------------	------------------------------	----------------	------------