

MEMORANDUM

From:	Brigitte Crafer Landscape Architect	To (Case Officer):	Marcus Watts
Service	WBC Landscape and Trees	App No:	252257
Address:	Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.		
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

In response to my previous comments the following revised drawings are submitted;

Context Plan – Drawing No. P25/09/S/102A 21.1.26

Site Layout and Roof Plans – Drawing No. P25/09/S/101 A 21.1.26

Tree Constraints Plan – July 2024 GHA Trees

Revised Hard Landscape Proposals PRI 124715-12 - Rev. C 16.1.26 Sheets 1-3

Revised Soft Landscape Proposals PRI 124715-11 – Rev C 16.1.26 Sheets 1-3

Revised Landscape Comparison Plan – P25/09/S/103 Rev. A

Referring to the Context Plan, I note the following changes which are acceptable;

- Application boundary now includes the entrance arrangement from Bath Road
- The entrance arrangement has changed so that the POS adjacent to Bath Road looks more substantial in terms of the amount of POS and opportunities for planting as shown on the revised Soft Landscape Proposals Sheet 1

- The gated entrance into the site remains – not clear how this will look or how it will work. There is a gate access into the neighbouring site and same issue what is the design and how will it work?
- I note there is additional visitor parking bays to the north of plots 5 and 6 with more landscaping to the buffer to the north of the visitor parking which contributes to an overall increase in the amount of incidental landscaping within the scheme which is acceptable.
- On plot parking areas are noticeably reduced to the front of Plot 9
- The footpath from the south still seems to exit to the side of Plot 14, although the email from applicant 28.1.26 states that neighbouring dwellings and Thames Valley Police raised security concerns regarding use of the path for general use.
- The original boundaries shown within Plot 19 have now been removed and the plot increased in size as a result.
- Good sized front gardens, opportunities for incidental landscaping has been realised, and G20 tree / large shrub planting to the eastern boundary is included within the scheme and will be managed by the residents.
- I cannot see any boundary treatments on the Hard Landscape Plans.

Other queries from my initial comments included;

G24 Willow and Poplar scrub to the eastern boundary – this will be maintained for privacy by the resident owner to the west of the site, meaning gardens will need traditional close board fencing. Owners of Plots 14 to 19 will have the right to trim back branches.

G20 Laurel, Cypress, Hawthorn, Sycamore, Willow and Birch beyond the eastern boundary- this vegetation will be retained, enhanced and maintained as a screen.

There is additional planting proposed along the northern boundary which I will review with the soft landscape plans

The Leyland cypress hedge on the east of the site will be removed.

Planting to the NE boundary off site to the NE. This is not within the applicant's site, although they have been in discussion with the current owners with regard to improving the planting in this location.

HARD LANDSCAPE PLANS - PRI 124715-12 - Rev. C 16.1.26

Breedon Gravel is the surface provided for the on plot driveways which provides a contrasting softer material and colour to the scheme where the access road is porous tarmac. A bonded gravel surface is proposed for the pedestrian link to Bath Road. Flag paving is proposed to footpaths linking on plot parking bays to front doors. Query on Breedon gravel – please provide specification and maintenance details.

I note from 'Site layout and Roof Plans' drawing that some boundary treatments are included on the plan, but they are in light coloured lines. The fence is 1.8m close board, but for a development of this character the use of trellis tops should be

considered; on the panels between the dwellings, and between dwellings where climbing plants could be used. The site boundaries where the 'site edged red' is located is overlaying some of the boundary treatments, a boundary treatments drawing should remove the site boundary – or the deep red colour should be reduced in intensity in order that the boundary treatment can be clearly seen.

SOFT LANDSCAPE PROPOSALS – PRI 124715-11 Rev. C 16.1.26 and Site layout and Roof Plans P25/09/S/101A

The eastern boundary to Plots 9-11 will be planted with a mixed native hedge set back to the rear of a narrow verge of tussock grass, and native hedgerow trees along the hedgerow. These trees and hedges are outside the garden boundaries and managed by the management company. It looks as though the boundary will be close board fence and to avoid conflict with the canopies trees proposed will need to be supplied at 2m clear stem. This should be marked of the drawings so it is clear. This is also the approach to the southern boundary and Plots 12, 13, where the garden boundary is set behind the native hedge with hedgerow trees planted a metre or so back from a grass verge. Being outside the private gardens the trees and hedgerows will be managed by the Management Company who will need to be careful not to cut the tree stems when they trim the hedge. The trees will need to be tagged either permanently or at least prior to the hedge being trimmed.

The southern boundary of Plot 14 is different and adjacent to the southern boundary is a 'dry means of escape' which connects a track to the south with the estate via a path between the front garden of Plot 14 and their parking bays. Is this the final layout in respect of Plot 14, the southern boundary and the dry means of escape to the south?

Please confirm the boundary treatment to the western garden boundaries Plots 14 – 19 and ensure it can be seen on the drawings. Trees are proposed within the rear of these gardens (except Plot 19) which will help to integrate with the existing offsite boundary trees.

A query to the southern boundary is the way the boundary almost castellates for a distance from the west, appearing to provide 2 additional spaces that could potentially be planted to provide screening between the development and the existing situation to the south.

Native hedgerow planting facing Bath Road, and a second layer of evergreen hedging behind the native hedge will provide more screening from Bath Road with the addition of a swathe of additional native planting beneath the existing trees. Please ensure a method for planting in the RPA of existing trees within the specification.

The planting scheme includes large and medium sized native trees and cultivars. The large trees are Oak, Hornbeam, Alder, Acer campestre used to the front of the site, but also in areas of incidental landscaping which will help to integrate the dwellings within the wooded setting. Other species such as wild and bird Cherry, Field Maple, Rowan and Whitebeam are included and smaller trees such as Hazel, Crab Apple will help to create a layered effect and interesting effect. A wide ranging

mix of native and ornamental shrubs, grasses, herbaceous and climbers, along with native hedges and Portuguese Laurel which seems a popular choice of hedge as opposed to native evergreens such as Yew or Privet. Portuguese Laurel is a dark green foliage and will need regular maintenance to ensure the desired look is achieved.

There are 3 different types of grass including meadow grass, Tussock grass as well as higher quality amenity grass to dwellings. The look that the scheme is seeking will be dependant on the correct management of the meadow / tussock grass and there may be issues with the perception of grass maintained as meadow grass as the more traditional approach is to mow. Long grass is preferred as it will aid biodiversity and help the scheme to integrate more quickly and is an important part of the landscape strategy. Cultivation and maintenance will be need to be included in the conditions package of drawings.

The climbers proposed appear to be on the inside of a close boarded fence of the front garden of plot 9 which will create a green wall – how will the plants be secured?

Regarding the gardens in the flatted block, how do the separate plots work out? Will there be informal boundary between them ?

I note a small elevation drawing of the gates 6m wide and 1.8m high, will these be installed at the site entrance and the same to the site opposite?

Overall the scheme will meet the criteria of Policies CP1, CP3, CC03 and TB21 and will enhance the setting of the proposed development.

Clarification of boundary treatments is a specific boundary treatments drawing.

Clarification of visibility splays must be included in the revised and updated tree information, as I cannot assume the planting plans have taken them into account.

Conditions & Reasons (if required)

CL5 – Hard and Soft Landscape Proposals including boundary treatments

CL7 – Arboricultural Method Statement / Tree Protection

CL9 – Landscape Management Plan

Date:	27.2.26	Signed:	BRC
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