

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                       |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Catherine Brimble<br>Senior Landscape Officer                                                                                                                                                                                                                                                         |                |        |
| <b>Service</b>              | WBC Landscape and Trees                                                                                                                                                                                                                                                                               | <b>App No:</b> | 251202 |
| <b>Address:</b>             | 1 Compton Close, Earley, Wokingham, RG6 7EA.                                                                                                                                                                                                                                                          |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 240694 dated 15/10/2024. Condition 3. External Materials. 4. Drainage. 5. Site Characterisation/ Land Contamination. 6. Construction Method Statement. 7. Landscaping. 8. Biodiversity Enhancements. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Site Visit Made:</b>     | 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 3 – External Materials

No comment.

### Condition 4 – Drainage

Rain garden planters are shown on the surface water strategy within Appendix C of the SuDS drainage document. Although these have now been added to the to the landscape drawing their location for plots 1 – 3 differ to those on the landscape drawing.

### Condition 5 – Site Characterisation/ Land Contamination

No comment.

### Condition 6 – Construction Method Statement

The revised Site Setup drawing (CMS\_01R) related to the Construction Method Statement has now been amended to show the existing hedge to the front of the site outside the site hording. Ths is accepable.

#### Condition 7 – Landscaping

A revised Landscape Plan (LC-3127-01 A) has been submitted and now shows a number of changes as I had previously requested, the majority of which are acceptable.

Although the rain gardens as shown in the Surface Water Strategy document are now indicated on Landscape Plan (slightly different locations for plots 1 – 3) these do not have any related planting with these areas and the rain garden for plot 4 is shown over the footway to the front door. The surface water strategy indicates that these will be planters, and therefore it is important to understand what these will look like and how these will work as a combined approach to drainage and landscape. Further information is therefore required on this aspect.

#### Condition 8 – Biodiversity Enhancements

No specific comments but see landscape related comments above.

**Date:**

25<sup>th</sup> June 2025

**Signed:**

C. Brimble