

Joanna Carter

From: Catherine Brimble
Sent: 28 March 2025 16:26
To: Joanna Carter; Raymond Barry
Cc: Nick Chancellor; Connor Corrigan; Adriana Garcia Gonzalez
Subject: RE: Finch - NC 241962

Hi Joanna

Apologies for the late reply.

I'm now happy with the general approach to the play area that they have now provided on the Alternative LAP Proposals drawing.

Also happy with the proposed condition.

Kind Regards,
Catherine

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From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 21 March 2025 07:28
To: Raymond Barry <Raymond.Barry@wokingham.gov.uk>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>
Cc: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Adriana Garcia Gonzalez <adriana.gonzalez@wokingham.gov.uk>
Subject: FW: Finch - NC 241962
Importance: High

Good morning both,

We have now received updated details for strategy for play space. Having regard to comments made in the past, I feel this drawing demonstrates that the strategy for this area is going in the right direction, therefore, we are now in a position to recommend approval subject to detailed landscape plans being secured by condition. If you are in agreement, please could you confirm via email and advise whether there are any other conditions you would like to attached to the RM approval. I am looking to issue a decision on this application on 31 March 2025, therefore would be grateful if I could have your comments by midday of 28 March 2025 the latest. A suggested landscaping condition (incorporating detailed design of play space) is included below:

Hard and Soft Landscaping Scheme

- (i) Prior to commencement of development hereby approved, full details of a hard and soft landscaping scheme substantially consistent with the Neighbourhood Centre Landscape Masterplan CSA/6689/131 Rev B and Neighbourhood Centre Alternative LAP Proposals CSA/6689/SK11 Rev - shall be first submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:
- a. scheme drawings;
 - b. proposed levels, contours, gradients of footways;
 - c. notwithstanding the approved drainage strategy (Drainage Statement C86557-JNP-92-XX-RP-D-1000 Rev P03), detailed design of SuDS features (including measures to maximise opportunities for tree planting in vicinity of SuDS infrastructure, such as underground storage crates, rain gardens and attenuation basins). Detailed design of SuDS features shall demonstrate how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;
 - d. soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - e. Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges, decking, headwalls and retaining walls;
 - f. details of the street tree planting pits and specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited (including above underground storage crates and within attenuation basin) demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
 - g. hard landscaping materials including samples;
 - h. minor artefacts and structures (including play equipment, public art, way-finding signage, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
 - i. all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
 - j. measures required for ecological mitigation, permeability and/or enhancements;
 - k. proposed phasing strategy for the implementation of the landscape scheme; and
 - l. details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping within a phase defined under paragraph k above or until adoption (whichever is later). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the submitted Landscape Audit and ii) below.

The hard and soft landscaping scheme of a defined phase shall be implemented in accordance with the details so approved prior to final occupation of that phase.

- (ii) Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged or destroyed within five years from completion of the relevant phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five-year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the Local Planning Authority for written approval prior to planting.