

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	252370
Address:	Wokingham Borough Council, Carnival Hub, Wellington Road, Wokingham, RG40 2AF.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 200089 dated 19.03.2020. Condition 3 relates to ground and building levels, part discharge 4 to landscaping, 12 to roads and footways, 18 to parking management plan, 21 to noise, 25 to external lighting.		
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

Details of the drawings provided for each of the conditions is set out in the covering letter from DHA and dated 8th August 2025

Condition 3 – Ground and building levels (part discharge)

I have no objection to the levels information provided.

Condition 4 – Landscaping

Hard and soft landscape drawings have been provided including the Residential Soft Landscape Layout; however, the associated planting schedule has not been included. We will need to understand the size and form of all plants at the time of planting and the plant species that make up the various mixes 1 – 8 as identified on the drawing. The schedule will need to be provided to discharge this condition.

The cross-section drawings refer to a typical rain garden detail drawing - P1040-HLM-00-00-DR-L-4503, however this drawing has not been provided. Please can this drawing also be submitted for completeness.

The Residential Landscape Masterplan indicated a number of small boulders within the rain gardens along the length of the central boulevard to add visual interest to the route. These don't appear to be included on the Residential Hard Landscape drawing, is there an explanation as to why these have been removed, I would prefer to see them retained as part of the scheme as originally envisaged.

Condition 12 – Roads and footways

I have no objection to the information provided.

Condition 18 – Parking management plan

No comment.

Condition 21 – Noise

No comment.

Condition 25 – External lighting

I have no objection to the information provided.

Date:	31 st October 2025	Signed:	C. Brimble
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