

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer	
Service	SDL Landscape and Trees	App No: 243087
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.	
Proposal:	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).	
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

Conditions 14 & 26 relate to the primary infrastructure areas, High Street and Village Green only.

Condition 14 – Hard and soft landscaping scheme (part discharge)

Revised landscape information for the Linear Park Phase 2 has been submitted to accommodate the changes proposed for this area as a result of the District Centre application 230872. Originally the landscape drawings for the park were approved as part of conditions application 181836.

Details of the Primary Levels Layout drawings (29556-101 Rev B & 29556-101(2)) for the Linear Park which also includes hard surfacing details have now been provided to which I have no objection.

Further revised and additional drawings have been submitted following my comments of 12th March 2025. I now have no objections to the following drawings submitted to discharge this condition:

- Linear Park Phase 2 planting Plan – 150/GI/200 P4
- LEAP Play Area Planting Plan – 150/GI/206 P1
- LEAP Play Areas Plan – 150/GI/207 P7
- High Street Hard Landscape Plan – 1501/GI/101 P3
- High Street Pond General Profiles – 1501/GI/102 P3
- High Street Planting Plan – 1501/GI/204 P3
- Landscape Details Sheet 01 – 1501/GI/300 P2
- Typical Tree Pit Details drawing – 1501/012
- C3 Feature Pond Planting Plan – 1501/GI/202 P2
- C70 SUDs Planting Plan – 1501/GI/202 P1
- C71 SUDs Planting Plan – 1501/GI/203 P1
- District Centre Attenuation Basins – Central General Arrangement – 60312043/CIV/DC/3100 P02
- District Centre Attenuation Basins – Central Long sections Sheet 1 - 60312043/CIV/DC/3101 P02
- District Centre Attenuation Basins – Central Long sections Sheet 2 - 60312043/CIV/DC/3102 P02
- District Centre Attenuation Basins – Parcel D General Arrangement – 60312043/CIV/DC/3105 P02
- District Centre Attenuation Basins – Parcel D Long sections – 60312043/CIV/DC/3106 P02

A Horticultural Specification (1501-GI-400 P1) by Murdoch Wickham and dated 17th December 2024 has been provided and is acceptable. The specification for the hard landscape has not been provided and these details may be addressed as part of the engineering works, however this will need to be provided in order to comply with this condition.

A Landscape Management & Maintenance Plan (1501-GI-401 P1) by Murdoch Wickham and dated March 2025 has been provided. I have no objection to the written information within the document; however the attached drawings will need to be updated to include the latest drawing revisions.

Condition 26 – Detailed design of roads (part discharge)

I have no objection to the landscape drawings submitted in relation to this condition:

- Spine Road Planting Plan – 1501/HI/201 P2
- Nine Mile Ride Planting Plan – 1501/HI/200 P2

Condition 27 – Construction accesses

I have no comment to make on this condition.

Condition 46 – Wetland features

I have no further comment to make on this condition.

Condition 57 – Lighting

Previous comments on the lighting is given below. I have not seen any revised drawings to address my comments, so these still remain outstanding.

The locations of the various proposed lighting solutions as shown on the District Centre Proposed Lighting drawing (60312043/CIV/DC/020 P5) does not correspond to a number of proposed lighting locations as shown in the District Centre Highway Street Lighting drawings (Sheets 1 & 2) (60312043/CIV/DC/1140 P03 & 60312043/CIV/DC/1141 P02). This is confusing and is likely to have an impact on proposed landscaping. The drawings will need to be co-ordinated to show lighting positions in the same locations.

Condition 65 – Construction environmental management plan (part discharge)
I have no comment to make regarding this document.

Date:	13 th April 2026	Signed:	C. Brimble
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