

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260365
Address:	25 Henley Wood Road, Earley, Wokingham, RG6 7EE.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 222972 dated 28.11.2022. Condition 9 relates to landscaping details.		
Type of Development:			
Site Visit Made:	Yes – 23/02/2026		

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

The Council's Tree and Landscape reviewed the Decision Notice for application 222972 dated 28/11/2022. Condition 9 relates to landscaping details as follows:

9. Landscaping details

Prior to the occupation of the development, full details of both hard and soft landscape proposals and boundary treatments shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, car parking layouts, hard surfacing materials and minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services). Soft landscaping details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. Boundary treatments should include details of fencing to the front and rear boundary and vegetation to said boundaries. All works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained. Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB06 and TB21.

The Officer visited the Site on 23 February 2026 and reviewed a revised Landscape Plan submitted by email to the Planning Officer, Kieran Neumann, by the agent Ian

Powell on 10 Mach 2026, which responds to Condition 9. (Ref: IP, Colony Architects Ltd., 818.CON09 Rev A) This revised landscape plan is acceptable and the Officer has no further concerns.

Conditions & Reasons (if required)

Date:	18/03/2026	Signed:	L. Abbott
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