

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	253078
Address:	Donna's Paddock, Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Full planning application for the change of use of land for the stationing of a mobile home for residential purposes, together with the provision of associated dayroom accommodation, parking, hardstanding and landscaping ancillary to that use, following the demolition of existing stables.(Retrospective)		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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

A Retrospective Site Plan – Drawing No. 24_1369_003 P01 07/08/25 is submitted with the application that shows the location of the existing day room and existing mobile home to the east side of the plot. These may have been constructed in the root protection area of existing trees, but any damage to the trees could not now be rectified. The key issue which can be resolved is the enhancement using native trees and shrubs in the gaps shown on this plan which includes new planting at different locations around the site perimeter.

The Retrospective Site Plan also includes areas of hard standing, gate pillars, to the southern entrance, a proposed 2m high acoustic fence to the western site boundary adjacent to the main road, including placement of an acoustic fence inside the little fenced off area to the SW. Existing post holes should be used for the acoustic fence and planting of native hedgerow transplants in the places shown on the plan, and where there is spaces with the existing hedgerow. Existing close board fencing is shown to the eastern boundary around the northern edge of the paddock to meet the acoustic fence in the NW corner. The differentiation between the symbols for close board fencing and post and rail fencing is hard to establish, but I assume the

post and rail fencing is used within the site along the southern boundary of the paddock, and to the outside edge of the SW corner space in front of the proposed new native hedge and trees. Please ensure that the condition drawing is clear on the type of fence and where it is and the height. E.g post and rail 1200mm high, clarify height of close board on the plan which should be no higher than 1.8m and have hedgerow friendly gravel boards.

A drawing titled Landscaping Proposals – 24_1369_012 P01 11.8.25 is showing a 'double boundary fence to Wargrave Road, with a 1.2m high post and rail fence with planting between it and what I assume is the 2m high Acoustic Fence – the location of this plan and section isn't completely clear – I can see it is in the SW corner of the site, but by stating it is alongside Wargrave Road A321 alludes to it being located adjacent to the whole of the western boundary which is not what is shown on the Retrospective Site Plan. There are also random numbers within the area of planting which in the SW corner is 2.05m wide, which is an acceptable width for a planting bed but it appears that within the 2m width there is a planting bed 450mm wide with lawn either side? This would be hard to maintain if it is. I suggest that the 2m wide bed is sufficient to accommodate 3No. rows of native hedgerow planting with hedgerow trees (which should be tagged to ensure they are not pruned along with the hedge). Hedge transplants should be planted at 40 cm centres and rows offset by 45-50cm.

The section/elevation drawing is of the acoustic fence (to Wargrave Road) and shows a planting bed of just under 1m wide for the hedgerow which is good for 3 rows of native hedge transplant planting in rows offset by 50cm.

The planting bed to the east side is offset from the close board fence by 3m and is showing new native hedge and tree planting which is acceptable. The main area of planting can be in the central area with 4 rows of native hedgerow offset by 50cm.

I note the tree species proposed as being *Acer campestre*, *Prunus avium*, *Sorbus aucuparia* to be supplied at 1-2m in height – the trees are usually measured in girth size and I recommend the girth size be 12-14cm for the trees. Also there is no number of trees specified.

Regarding the native hedgerow species, only 3 species have been provided; Field maple, Hazel, Blackthorn. In addition to these I suggest the following; *Rosa rugosa*, *Viburnum opulus* and *Crataegus monogyna*, and to include a climber *Lonicera periclymenum*. We will need to know the number of plants which should be included in a Planting Schedule which should itemise the names of the hedge species, sizes, and quantity – of which there is usually a percentage, and the actual numbered quantity. So there may be 5% *Lonicera*, 15% *Rosa rugosa*, 20% *Prunus spinosa*, 20% Field maple, 20% Hazel, 20% *Viburnum opulus*. I also suggest that enhancement of the wider hedgerow network around the boundary where it is possible to plant in between the existing hedgerow.

I have no objection to the proposals, but I require a Planting Plan which takes note of the suggestions I have made to improve the clarity of the proposals and improves on the variety of species in the hedgerow which will attract pollinators.

I also require a Landscape Proposals Plan which clarifies the location of the existing fences with a different symbol for the close board and post and rail fencing.

Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, to include the existing and proposed fenced boundary treatment. A Planting Scheme is required which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Conditions & Reasons (if required)			
Condition CL4 – Landscaping (boundary treatment and planting)			
Date:	17.2.26	Signed:	BRC