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Our Ref: 40846

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Dear Emy

PARCEL R11 OF PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION 15 (REFERENCE: 253029)

On behalf of my client, Countryside Properties (UK) Ltd ('the Applicant'), I enclose a package of revised information that has been prepared in respect of an application to discharge Condition 15 (Hard and Soft Landscaping) for Parcel R11 of Phase 2b of the South Wokingham Strategic Development Location ('the Site'). The submission has been prepared to address matters raised in consultation responses received in respect of the original submission.

Submission

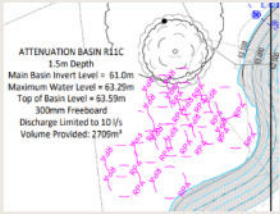
Please see the accompanying 'Consolidated Schedule', which sets out the documents and drawings that are being submitted and describes how they relate to the previous submissions that have been made.

Consultation Responses

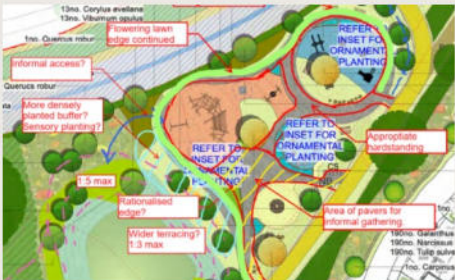
The table below describes the issues that have been raised and sets out the Applicant's response.

Consultee Comment		Response
1. Ecology Officer 21/01/2026		
1.1	<i>I recommend that further information is supplied to cover item 15 i) k):</i> <i>all boundary treatments and other means of enclosure or controlling access such as gates and bollards, which shall include consideration of ecological permeability, provision of a sufficiently secure boundary to deter trespass on the railway and control of access to allotment sites;</i> <i>Emphasis is mine. Although the submitted Ecological Mitigation Strategy does identify the location of the Hedgehog highway gaps to go in the garden boundary</i>	This submission includes a new Boundary Details Plan (P24-2506_EN_18) which provides the requested information regarding ecological permeability.

Consultee Comment		Response
	<i>fencing, I cannot see any detailed plans showing the elevations of the different boundary treatments (Close Board Fence, Larch Lap Fence, Brick Screen Wall, Brick Screen Wall with Half Timber Infill Panels) including the typical form of the Hedgehog Highway gaps. This is a missing link in the chain.</i>	
1.2	<i>I recommend that further information is supplied to cover item 15 ii). I cannot find the Landscape Phasing Plan (P24-2506_EN_009A) in the current submission bundle.</i>	The Landscape Phasing Plan (P24-2506_EN_009A) was included in the original submission. An updated version (P24-2506_EN_009B) is included in this submission.
1.3	<i>Regarding item 15 iii), I note that the Landscape and Ecological Management Plan (P25-2506_EN_006B), whilst not submitted for this DoC application has been submitted for the DoC for condition 16 and I have been able to review the document in relation to this condition.</i>	The Landscape and Ecological Management Plan (P25-2506_EN_006B) was included in the original submission. An updated version (P25-2506_EN_006C) is included in this submission.
1.4	<i>I also note that the submitted Open Space Specification (P24-2506_05A) is also relevant to this part and have reviewed in light of that document, also. In this respect both documents do not capture the key requirement of a landscape audit and reporting to the local planning authority. I recommend revision of one of or both documents to cover more clearly the process of audit and reporting.</i>	This information is provided at paragraph 1.22 of the LEMP.
2. Green Infrastructure Officer 12/01/2026		
2.1	Basin R11C <i>I appreciate that the layout of the attenuation pond, basin R11C, incorporates many of the design criteria for a basin within the Parks and Garden open space typology covered in the Landscape Design Statement. This includes providing a multi-functional space that allows for access for informal recreation.</i> <i>However, given the close proximity of the basin to the play area to the east and what looks to be a basin depth of circa 1.5 to 2.0 meters, I question if a more appropriate edge treatment would be to slacken the side embankments and provide a densely planted buffer between the basin and the play area while still maintaining a level of accessibility.</i> <i>I believe that this would also be more in line with the design criteria for 'Basins within Parks and Garden Open Space Typology' found in the Landscape Design Statement for the site. This indicates that at least one</i>	In response to these comments the basin has been amended as follows: • The basin has been extended northwards to provide a 1:5 gradient. • Terracing is included on the eastern edge as per the approved documents. • Planting has been added to the western edge of the play space to create a buffer.

Consultee Comment	Response
<i>side of the basin should have a maximum of gradient of 1:5. With the exception of the terraced steps on the eastern side of the basin, all other sides have a straight grade of 1:3. For example, can the eastern basin side be designed to have wider terraces and the sides of the basin on the northern edge be slackened to no more than 1:5</i>	
2.2 Please confirm if the trees in the highlighted area are to remain or be removed. Drainage drawings show an RPA on the west side of basin R11C while the tree protection drawing do not show anything in this area.  ATTENUATION BASIN R11C 1.5m Depth Main Basin Invert Level = 61.0m Maximum Water Level = 63.25m Top of Basin Level = 63.55m 300mm Freeboard Discharge Limited to 10 l/s Volume Provided: 2700m³ 	The pink notations were an error. They have been removed from the updated drawing (A389-R11-151 D).
2.3 Basin R1A 2 <i>I am concerned about the gradients along the southern edge of this basin where the headwalls are located. Gradients along this southern edge appear to be steeper than the 1:3 gradients that are shown along the eastern side of the basin. While I understand that this basin falls within the 'Natural/ semi-natural Green Space Typology' which is of a more informal landscape character, these slopes seem excessively steep and possibly a safety concern given proximity to the adjacent footpath. Understanding that we are trying to achieve a buffer to the west and that there are no existing trees in this area, can the limits of the pond be expanded to the west to allow gradients on the southern and eastern edge to be slackened? It would be helpful to see a north/south section through this basin instead of just the east/west section.</i>	In response to these comments the basin has been amended to ensure that the southern edge of the basin is 1:3 (see A389-R11-151 D). A north-south section has also been added to the drawing as requested. There is a 1m buffer between the footpath and southern edge of the basin. Shrub planting is proposed within the buffer.
2.4 Basin R11A1 and Basin R11B <i>Generally, I have no comments on the layout and design of these two basins as I feel that they the integrate well into the Natural/ semi-natural green space typology in these locations. However, as with some of the other basins, it is our preference, even in natural/ semi-natural open space typology, to minimise straight/ consistently graded side slopes. Where possible, it would be nice to see more natural, organic side slopes with varying</i>	The sides of the proposed basins are 1:3 in accordance with the approved LDS. The RPA information shown on the submitted drawings was incorrect and has now been updated (see A389-R11-152 D). The basin does not encroach into the root protection areas.

Consultee Comment		Response
	<i>gradients that integrate better into the surrounding areas.</i> <i>Please confirm that side slopes for both basins are not greater than 1:3.</i> <i>Also, to be discussed with the landscape officer, the eastern side of basin R11B appear to significantly encroach into the root protection area of trees along the eastern boundary. It appears that there will be areas of both cut and fill within the RPA of existing trees. These trees have a Tree Preservation Order on them 1376/2011-W1.</i>	
2.5	<i>Village Green Pond</i> <i>Please clarify if the pond located in the southern/ central part of the site is meant to serve a drainage/ attenuation function or if it is meant to be an amenity pond. Please provide relevant information, such as sections, at the function of this pond and how it relates to the open space where it is located. Is meant to function as a seasonally or permanently wet pond?</i>	The requested information is included on the new Illustrative Pond Section (P24-2506_EN_19).
2.6	<i>General Comments on Path Alignment</i> <i>Please review footpath alignment in areas of open space. There are quite a few areas where footpaths can be realigned to minimise or eliminate impacts to RPAs for trees, some of which are TPOd trees.</i>	The footpath alignment has been amended and the Open Space Specification has been updated to include no-dig construction details.
2.7	<i>Subject to the following, I have no objection to the play area equipment shown on P24-2506_EN-04-01D.</i> <i>Play boulders should to be set 1/3 into the ground and not have more than 600mm exposed above the finished levels.</i> <i>Proposed safety surfacing to be wet pour surfacing.</i> <i>Please provide detailed information on the design of the play space notice board. The design of the notice board must follow the standard requirements in the WBC Play Space Design guide.</i>	The requested information is included on the new Detailed Hard Landscaping Plan - Play Space (P24-2506_EN_17).
2.8	<i>To ensure consistency with the Green Infrastructure Provision document, please confirm the size of the proposed play area.</i>	0.2 hectares.

Consultee Comment	Response
2.9 From the drawings, it is unclear if landscape mounds are proposed around the eastern and southern perimeter of the LEAP. Berming would be welcomed as it introduces a further play experience and opportunity for sensory planting. If berming is proposed, I would like to understand heights and gradients of the proposed landscape mounds. Please provide gradients and heights of proposed berms, if proposed. Gradients should be no greater than 1:3.	The drawings have been updated to include the heights of the mounds.
2.10 From a safety perspective, the LEAP is overlooked by adjacent plots to the south and east. The main play space is set back from the adjacent foot path and planting and landforms, if proposed, provide further buffering which will minimise opportunities for conflicts with cyclists. Hedging provides a buffer and screen from the adjacent SWDR.	Noted. No amendments required or made.
2.11 From the Landscape Design Statement, I understand that hardstanding is used to create areas for informal gathering. In general, this is welcomed. However, I do have a serious concern with respect to the amount of conservation pavers that are proposed throughout the LEAP. From a safety perspective, my concern is that even textured pavers pose a slip risk given that kids will be running through the play space. Settlement of the pavers will also present a trip hazard and maintenance concern over the long term. I am open to maintaining some pavers for the purpose of providing a gathering space, however the amount of pavers needs to be rationalised and substituted with a more appropriate surfacing for use within a highly trafficked play space.	Footpaths and hard standing areas within the play space have been rationalised as requested.
2.12 Please add an appropriate fencing as shown in the diagram below. The purpose of the fencing will be to minimise the risk of kids directly accessing the SWDR and nearby street crossing. 	The drawing has been amended to show the proposed knee rail more clearly.

Consultee Comment	Response
2.13 <i>Please confirm the total size of the proposed allotment area. Based on an internal take-off, the area of the allotment is under the 0.36 ha size agreed in the Green Infrastructure Provision document. We understand that small differences may arise, but we would like to know the proposed size in the drawings.</i>	The allotment area is 0.37 hectares.
2.14 <i>Several design requirements in the WBC Community Allotment Facility Design Guide have not been included on the submitted drawings. Please provide a stand-alone, enlarged drawing of the allotment area showing how these requirements are addressed. Or please provide justification if they cannot be provided.</i> <i>Confirmation of allotment growing plot size between 60sqm and 150sqm.</i> <i>3m wide haulage way – show dimensions and appropriate specifications</i> <i>Location and sizing of areas for service drops such as manure and woodchip.</i> <i>Location of space for communal gathering including seating areas.</i> <i>Please indicate the location, type, and number of 1m x 1m lockable tool sheds. Sheds are to be provided at 1 per plot.</i> <i>Please provide more detail on the type of water tap/ trough to be provided.</i> <i>It appears that vehicle gates are proposed to swing out. Please confirm that there will be enough space for a car to be parked at the entry when the gates are opened.</i> <i>Please provide information on the type and location of the composting toilet that should be provided.</i> <i>Please confirm that the proposed fencing meets design guide requirements including anti-climb, 2m high, deer proof, and rabbit proof, extending 40cm beneath perimeter fence.</i> <i>Notes on the hard landscape drawings indicate that ground level plots to be cultivated to a 100mm depth. As per the WBC Community Allotment Facility Design Guide, multi-purpose grade topsoil to 500mm depth. Please amend the drawings to indicate 500mm cultivation depth.</i>	The requested information is included on the new Allotment Detail Plan (P24-2506_EN_15).

Consultee Comment		Response
2.15	<i>Notes indicating that allotments will be managed and maintained by a management company should be removed from the drawings/ notes. The s106 agreement indicates that all allotments will be transferred to the Council, or body nominated by the Council, following issuance of Certificate of Practical Completion.</i>	The requested amendments to the notes have been made.
2.16	<i>Subject to the following being included, I have no objection to the Open Space Specification:</i> <i>Specification of haulage road to be MOT type 1.</i> <i>Water mains and water trough specification.</i> <i>Topsoil and subsoil specification.</i> <i>Specification for communal tool sheds and seating.</i> <i>Lockable pedestrian and vehicular entrance gates.</i> <i>Rabbit proof/ deer proof fencing.</i> <i>Any other relevant details from the WBC Community Allotment Facility Design Guide are included in the Open Space</i>	The requested amendments to the Open Space Specification have been made.
2.17	<i>I have no objection to the Landscape and Ecological Management Plan that has been provided subject to the following:</i> <i>Notes indicating that allotments will be managed and maintained by a management company should be removed from the LEMP. The s106 agreement indicates that all allotments will be transferred to the Council, or body nominated by the Council, following issuance of Certificate of Practical Completion.</i>	The requested amendments to the Landscape and Ecological Management Plan have been made.
3. Initial Landscape Comments 23/01/2026		
3.1	<i>The issues set out in informatives 10-13 of reserved matters 250678 have not been addressed. Details of each enclosure type and of the approach to marking out of parking spaces etc will be required.</i>	10: The approach to marking out parking bays is included on the updated Surfacing Plan (7371-MJA-SW-XX-DR-C-008 PL10). 11: Brindle block paving is no longer proposed. 12: The requested information is included on the Please see response to comment 3.1.
3.2	<i>The introduction of half brick, half timber screen walls as opposed to the full height walls shown at the reserved matters stage is not acceptable. Nor is the inconsistent approach to the enclosure of parking courts.</i>	These issues have been resolved on the updated Proposed Enclosures Layout (P1904.R11.07 Rev V).

Consultee Comment		Response
3.3	<i>The accessible space to the side and rear of the substation should not be publicly accessible. Ideally this space should be incorporated into adjacent gardens with the substation forming part of the boundary wall.</i>	The area around the substation is an easement required for adoption. It must be fully accessible 24/7. No amendment is therefore proposed.
3.4	<i>The symbol/colour for the 1.2m estate railings and timber knee rail are the same on the enclosure plan – a different colour will need to be used to differentiate between the two.</i>	The key has been updated accordingly.
3.5	<i>The colour of the proposed steel knee rail is different on the inset part of the plan to the main part. Furthermore, a 0.7m steel knee rail is not an appropriate boundary treatment to the northern public open space.</i>	The estate railing has been removed from the southern boundary of the northern area of open space.
3.6	<i>The post and rail fencing on the eastern boundary should be replaced with chestnut cleft fencing.</i>	The requested amendment has been made.
3.7	<i>The entrance to parking court of Block 6 does not have any boundary treatment.</i>	This was an accidental omission. The Proposed Enclosures Layout (P1904.R11.07 Rev V) has been updated to show walls with piers.
3.8	<i>The landscape condition requires details of ALL hard surfacing not just roads as shown on the Surfacing Plans. No details of the hard surfaces on plot or in relation to the apartment blocks and parking courts are provided and will need to be.</i>	This information is included on the updated Surfacing Plan (7371-MJA-SW-XX-DR-C-008 PL10).
4. Main Landscape Comments 02/02/2026		
4.1	Levels <i>It is impossible to read the existing levels on the Proposed Levels Layout drawing as the font is too pale and small. Please could this be improved so that the existing levels can be read without zooming in by 400%.</i> <i>We will need to understand what ground level changes are proposed within all public open spaces including the play area to the north, and allotment area. This is especially important where there are existing trees and vegetation to be retained in these spaces.</i> <i>I suggest that all embankments are indicated with the proposed levels at the top and bottom along with the gradients. Not all embankments are shown. Where there is space to lengthen out the embankments with a shallower gradient to make these level changes more natural and less pronounced, this should be indicated.</i>	In respect of the comments made: - The existing levels are considered to be legible. - This information is included on the updated drawings. - This information is included on the updated drawings. - This information is included on the updated drawings. - This information is included on the updated drawings. - These lines represent patios and are shown to demonstrate that the patio falls away from the plot.

Consultee Comment		Response
	4. <i>Edges of roads including parking bays will need spot levels to show how these relate to the first contour of the adjacent attenuation basins. Relates to Basin R11B.</i> 5. <i>All contours on the attenuation basins will need to be labelled so we understand how the berms around the basins relate to the adjacent space.</i> 6. <i>The Proposed Levels Layout drawing shows a number of black dashed lines with an associated proposed level within the rear gardens approximately 3m from the back of the dwelling. We will need to understand what this represents.</i>	
4.2	Attenuation Basins 7. <i>It is not clear what the vehicle maintenance access arrangements are in relation to each of the basins. Are these required and if so these will need to be indicated on the drawing as this may have a significant impact on the proposed planting around each of the basins.</i> 8. <i>The depth of basin R11C is indicated on the levels drawing as 2.6m deep but on the drainage layout drawing it is indicated as 1.5m deep, although the figures alongside this indicate this as basin as 2.6m deep. The information on the drainage layout sheet will need to be amended to show the correct depth.</i> 9. <i>As stated in point 5 above all contours for the proposed attenuation basins will need to be indicated plus the proposed gradients on each of the various slope sides. The gradients of some of the attenuation basin sides are given on the basin sections where the section relates to that part of the basin. However, in other locations where this is not provided, the gradient is not given and will need to be.</i> 10. <i>Basin R11A-1 has two cross-sections when it appears to have a uniform gradient to the basin sides for the whole of the basin, whereas basin R11A-2 only has one cross section (C-C) across a part of the basin which is relatively straight forward. I request that a second section is provided along the length of the basin indicating the shallower slopes to the north and steeper slopes to the southern part of the basin as shown by the suggested red line on the extract below. I am concerned that the area highlighted by the green oval is much steeper than 1:3 and the design of the basin will need to be revised to slacken the gradient in this area of the basin.</i>	Please see responses to comments 2.1 to 2.4.

Consultee Comment	Response
11. I'm concerned that there is no space or transitional landscape edge to the basin R11A-2 (required by the Landscape Design Statement) between the north-eastern edge of the basin and the adjacent 3m wide footpath as highlighted by the orange circle below. Further design refinement to the basin will need to be made to ensure there is sufficient space of appropriate landscaping for amenity and safety reasons 12. I agree with the Green Infrastructure Officer's comments regarding Basin R11C that slackening the sides of the basin further to 1:5 would make this feature better relate to the public open space in which it is located. The shape could also be relaxed as the only constraint is the existing tree (T107) to the north-west of the basin, and as long as any proposed changes are kept away from the associated RPA of this tree I would have no concerns to any changes to the basin. 13. There appears to be a conflict between the south-eastern edge of basin R11B and the tree protection measures. The Tree Protection Plans provided with the RM application only indicated the top of the basin and did not include the slope batter down to the existing levels. This was missed in comments on the RM application, however now that we have the Basin Sections drawings (drainage) the extent of the basin construction can be clearly seen on this side of R11B. See extract below from Section E-E, where red line represents the top of the basin and the pink line represents the actual construction extent of the basin. The second extract indicates the rough location (assessed by eye) of the proposed edge of the basin works identified by a pink line on the Tree Protection Plan. Therefore, there needs to be further detailed work by the drainage engineer in conjunction with the arboricultural consultants to find a solution that will reduce the harm to the TPO trees along this boundary	
4.3 Landscaping related to Public Open Space 14. Construction details of the proposed footpaths within the POS including no-dig details where the footpaths encroach into the RPA's of trees to be retained, will need to be provided. The specification refers to engineers' specification which is not provided. 15. I note the GI Officer has expressed concern that the alignment of footpaths within open space should	In respect of the comments made: 14. This information is included on Sheet 3. 15. Please see response to comment 2.6. 16. Please see response to comment 2.5. 17. The requested amendment has been made. 18. The knee rail removed from southern boundary. However, it has been retained to the north of the Brittons Farm access track where the easement allows.

Consultee Comment	Response
<i>avoid the RPA's to trees to be retained. In the most part I don't have too much of a concern regarding this especially where space is restricted or that the footpath is located on the edge of the RPA of the tree. However, there are several locations on the southern boundary where the relationship of the footpath with the trees could be improved. In particular, in the southern corner of the site where the alignment of the footpath from the access road seems counter intuitive and could lead to desire lines forming across the grass. Therefore, I suggest a more direct route into the space, thus avoiding the trees, should be taken, as shown by the orange line on the extract below.</i> 16. <i>Construction details of the proposed pond in the southern open space will need to be provided. I presume the pond is not necessary for the drainage capacity for the site, however we will need understand how the pond is fed with water or whether any outflow is required.</i> 17. <i>I would like to see the proposed post and rail fencing on the eastern boundary with the ancient woodland replaced with chestnut cleft fencing. I realise this was not a fencing type identified on in the Landscape design Statement; however, it would better suit the edge of development / countryside location as this style of fence is less formal in character.</i> 18. <i>I don't consider the inclusion of a 0.7m steel knee rail is an appropriate boundary treatment to the northern public open space, although some fencing around the play area would be suitable. This type of knee rail is also used to define the boundary of the development edge and around the parking bays which I consider in this instance is not necessary. If there is a reason why some form of fencing is required in this location, further explanation will need to be given.</i> 19. <i>The boundary to Brittons Farm will be changing therefore we will need to understand the new boundary details which will need to be included on the Enclosures Plan.</i> 20. <i>The Enclosure Plan will need to identify the type of fencing proposed around the allotments although this identified on the POS Hard Landscape Plan. Details / elevations of the Weldmesh fence, vehicle and pedestrian gate will need to be provided.</i> 21. <i>Details on the POS Hard Landscape Plan appear to show a proposed hedgerow on the outside of the allotment fencing for the most part but then cuts inside the fenceline in the southern corner. In order</i>	19. Post and Rail fence shown on detailed hard landscape plan and boundary treatment plan. 20. The requested information is included on the new Allotment Detail Plan (P24-2506_EN_15). 21. The requested amendment has been made. 22. The requested amendment has been made. 23. The requested amendment has been made. 24. The transitional edge has been reviewed and additional planting added. 25. Planting quantities have been added. 26. Separate sheets for the play area hard P24-2506_EN_17 and soft P24- 2506_EN_16 have been produced. Bund heights have been included. No planting added due to easement. 27. The requested amendment has been made. 28. Additional tree planting has been added. Additional boundary planting has been added on on-plot drawings. 29. Not possible due to easements. 30. Additional planting has been included where easement has allowed. 31. The Landscape Phasing Plan has been updated as requested.

Consultee Comment	Response
to effectively maintain the hedgerow, the entirety of the hedgerow will need to be on the outside of the fenceline. 22. The choice of tree species in this hedgerow will need to be kept to smaller trees so not to cause future problems for users of the allotments. I suggest Oak and Hornbeam tree species are relocated away from the allotment hedgerow where they have greater space to mature. Perhaps to be replaced by the 4 Malus Floribunda trees shown south of the footpath. 23. A general point relating to how the Detailed POS Soft Landscaping Proposal Plans are read. Due to the scale of the drawings, the lines linking the location of plant type to its appropriate label are really faint so it's not always completely clear whether all planting is labelled. It would also help if the centre point of individual trees are indicated as on the On-Plot Landscape Plans. Some labels are not readable as they are covered by other text and others are missing, or the label is there but no linking lines provided indicating which area is being referred to. It is essential all landscape plans are thoroughly checked and missing elements added or corrected. 24. A general point relating landscaping around the attenuation basins R11A 1, R11A 2 and R11C – the soft landscape scheme will need to include some form of separation between the top of the basins and adjacent footpaths. To have no planting whatsoever in this transitional edge is not appropriate. 25. It is not clear how much new planting is proposed for the area of woodland proposed to infill in existing planting to the east of Brittons Farm (Sheet 1). The Tree Survey hasn't identified any existing vegetation in this area, although I can see from site photos that there is a small area of scrub around a barn that will be removed, therefore I suggest that the planting plan indicates the woodland planting mix for the whole area excluding the existing pond and under the canopy of the retained tree. 26. I note that the Play Space Masterplan (P24-2506_EN_11A) was submitted through the RM application and would have been helpful for this to have been submitted again as part of this application in order that we can understand the hard and soft landscape alongside the proposed equipment. On the Masterplan drawing a number of low-level bunds are featured along the play area boundary with the 3m footpath and we will need details of what these will look like. I feel that some additional associated planting along this boundary such as prairie style	

Consultee Comment	Response
grasses and perennials would provide some additional physical separation from the main pedestrian route, add visual interest but maintain the natural surveillance into the space. 27. A construction detail of the proposed rain garden within the play area will need to be provided. This will need to show the relationship of the adjacent hard surfaces and / or safety surface with the sleeper edging and the stepping stones through the rain garden. 28. Sheet 2. Additional tree planting will need to be considered in the central open space between apartment blocks 6 & 7 to provide further interest to this space and to filter views between the two apartment blocks. I have marked on the extract below three suggested locations of small ornamental trees in dark red. There will also need to be a mix of climbers and shrub planting on the exposed garden wall of plot 2122 within the open space to visually soften this boundary from the open space. I have also highlighted this in purple. 29. Sheet 2. I would like to see the hedgerow continued within the POS between the development edge and Waterloo Road as shown by the purple line in the extract below. 30. Sheet 3. I would like to see additional woodland planting added to the south-eastern boundary of the site where there are gaps in the vegetation. This will help to strengthen the site boundary with the adjacent PRoW. 31. It would help to understand from the Landscape Phasing Plan for the public open spaces how these areas relate to the phasing of the housing within R11. I would not want to see the planting of Phase 4 central open spaces to be planted the first planting season following completion of the 300th dwelling if the houses around these spaces were completed a significant time prior to this.	
4.4 Landscaping related to Housing 32. The landscape condition requires details of ALL hard surfacing not just roads as shown on the Surfacing Plans. No details of the hard surfaces on plot or in relation to the apartment blocks and parking courts are provided and will need to be shown on a separate drawing. 33. We will also need details of the construction of parking bays to address the informative regarding markings / edgings etc.	In respect of the comments made: 32. Please see response to comment 3.8. 33. Please see response to comment 3.1. 34. The Street Furniture and Boundary Treatment (P24-2506_EN_13A) has been updated and a new Boundary Details Plan (P24-2506_EN_18) is included. 35. Please see response to comment 3.4. 36. Please see response to comment 3.2.

Consultee Comment	Response
34. We will need details of each of the enclosure types to be used across the site so we can see that they look like. I note that some of the boundary treatments within the public open space are shown on the Street Furniture and Boundary Treatment document, but others relating the housing are not provided. 35. The symbol / colour for the 1.2m estate railings and timber knee rail are the same on the Enclosure Plan – a different colour will need to be used to differentiate between the two types of fencing. It is not clear where the timber knee rail will be used. 36. The brick screen wall with timber panels is not robust enough to be used in exposed boundary locations and should be replaced with a 1.8m brick wall. 37. The entrance to parking court of Block 6 does not have any boundary treatment see extract below highlighted by the <u>red</u> circle – this will need to be shown on the drawing. 38. There will need to be some form of enclosure in association with the proposed hedgerow on the public facing boundaries of apartment block 4. 39. There doesn't appear to be any boundary treatment separating the private amenity space for plot 2343 and the adjacent parking court. 40. There will need to be some form of additional enclosure in association with the proposed hedgerow to the public facing frontages of plots 2208 & 2209 as indicated on the extract below by the pink lines. This is to ensure there is a clear distinction between the private amenity space of the two individual dwellings and the adjacent public open space. 41. The landscape drawings will need to indicate the location of the street lighting columns to insure there are no conflicts with the proposed tree planting. I assume this will have been considered as part of the landscape proposals; however, it is helpful to see these locations on the landscape drawings. 42. Construction details of the rain garden planting beds will need to be provided. 43. A number of the rows in the Planting Schedule on the Detailed Soft On-Plot Landscape Proposals Sheet 1 are missing. All the Plant Schedule will need to be readable. 44. There appears to be an over reliance of Amelanchier arborea 'Robin Hill' and Ligustrum japonicum either as street trees or in other prominent locations within the street scene. These are relatively small garden trees and therefore should be used in locations where space is restricted. Other medium sized trees with narrow canopies will need to be planted as	37. Please see the updated Proposed Enclosures Layout (P1904.R11.07 Rev V). 38. Please see the updated Proposed Enclosures Layout (P1904.R11.07 Rev V). 39. The On-Plot plans have been updated accordingly. 40. Please see the updated Proposed Enclosures Layout (P1904.R11.07 Rev V). 41. The plans have been updated as requested. 42. Please see the updated Drainage Construction Details Sheet 2 (A389-R11-512 C). 43. The sheet has been updated as requested. 44. The plans have been updated as requested. 45. The plan have been updated as requested. 46. The plans have been updated as requested. 47. Additional planting has been added. 48. Not possible due to required visibility splays. 49. Additional tree has been added. 50. That is correct. 51. The Open Space Specification has been updated as requested. 52. Updated as requested. 53. Noted. No amendments required. 54. This information is set out in the LEMP.

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<i>street trees as alternatives to Amelanchier especially when entering the site from Waterloo Road. I note that the use of these species may be because they comply with the NHBC offsets from adjacent proposed dwellings, however there are alternative solutions that can be incorporated to accommodate larger trees in verges and include the use of root barriers (which are very effective) and increasing the depth or type of foundation of the house closest to the tree. Street trees of an appropriate size are important to accommodate as part of the proposals for many design and climate change reasons and therefore changes will need to be made to ensure these are included.</i> 45. <i>The proposed street tree between plots 2198 & 2199 (Sheet 3) does not appear to be labelled.</i> 46. <i>There are a number of locations across the site where there is a grassed space between the parking for various plots that only contain a tree. Two examples are shown below, but there are several others throughout the site. I suggest a low informal hedgerow is included to the edge of these spaces to define these areas as shown by the pink lines on the extract below.</i> 47. <i>Very limited planting is proposed in the parking courtyard for apartment block 6 on Sheet 6. Additional planting will need shown in the area outlined in red below.</i> 48. <i>Additional street trees will need to be included in the verge to the fronts of plots 2331 & 2332 (Sheet 8) and between plots 2337 & 2338 (Sheet 9) as shown on the extracts below by a red circle.</i> 49. <i>An additional tree can also be included within the rain garden to the north of the rear garden of plot 2270 (Sheet 8) as shown by a red circle on the extract below.</i> 50. <i>I presume the Open Space Specification also relates to planting for the on-plot landscaping. This will need to be confirmed.</i> 51. <i>The specification will need to include a section on preliminaries to include site wide issues and ways of working and issues raised in point 52 below.</i> 52. <i>Part iii) of this landscape condition requires quality control measures to be an integral part of the landscape scheme and with will need to include supervision of landscape contract(s) by a suitably qualified landscape specialist. This will need to be detailed in the landscape specification as to who will be the supervising officer, and this will need to be different to the landscape contractor.</i>	

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53. Details of the annual landscape audits are provided in the Landscape & Ecological Management Plan. 54. It is not clear from the Landscape & Ecological Management Plan who will be responsible for maintaining the rain gardens and street trees. It was my understanding that rain gardens between plots of adjacent to roads will be maintained by a management company. There is also the landscaping around apartment blocks which should also be maintained by the landscape management company. The document will need to include an adoption plan indication who will be responsible for maintaining which areas across the site.	

We consider that this submission addresses the issues raised in the consultation responses received and trust that it will allow you to discharge the condition. Please feel free to contact me should you require further information or wish to discuss the submission in more detail.

Yours sincerely

Daniel Sharp

Daniel Sharp
Director

