



# MEMO: Planning Application P/10076/013 Land at Manor Farm and land north of Wraysbury Reservoir, Slough.

<b>TO</b>	Slough Borough Council	<b>FROM</b>	WSP UK Ltd
<b>DATE</b>	16 September 2025	<b>CONFIDENTIALITY</b>	Confidential
<b>SUBJECT</b>	Provision of Landscape Consultancy advisory services to support Slough Borough Council (SBC) Planning Application P/10076/013 Land at Manor Farm and land north of Wraysbury Reservoir, Slough		

## Introduction

WSP have been appointed by the LPA, SBC (Slough Borough Council), to undertake Landscape Consultancy advisory services to support SBC for **Planning Application P/10076/013 Land at Manor Farm and land north of Wraysbury Reservoir, Slough**

The following memorandum outlines the planning expectations under National and Local Planning Policy with regards to soft landscape. A review of relevant planning documents – AIA, Illustrative landscape plans, Illustrative landscape sections, and the planting plan which also provides implementation and maintenance guidelines and has informed the below commentary in balance of policy alignment.

## Documentation

WSP UK Ltd has reviewed the below planning documents:

- Arboricultural Impact Assessment\_P10076-13(14)
- Landscape Plans Illustrative\_P10076-13(15)
- Illustrative Landscape Sections\_P10076-13(17)
- Planting Plan\_P10076-13(16)

## Policy Alignment

### National Planning Policy Framework (NPPF) 2024

The reviewed documents support NPPF objectives, with regard to:

- Habitat creation and ecological enhancements.

### Local Policy – Slough Borough Council

Consideration has been made with regards to the Core Strategy: Development Plan 2006–2026 (Slough Borough Council, 2008) in relation to soft landscape policy.

### Policy EN3 – Adopted Local Plan for Slough 2004

The reviewed documents meet the intent of Policy EN3 by:

- Enhancing the character and appearance of the area.
- Providing appropriate landscaping for the site context.
- Establishing overarching maintenance objectives.

## Summary of Findings & Recommendations

WSP Ltd offers the following recommendations to support full compliance with National and Local Planning Policy:

- Although the development proposals demonstrate biodiversity principals WSP has not had sight of documentation to demonstrate BNG targets have been attained.
- The AIA (section 3.14.) states that it is recommended that the submission and approval of an AMS is secured through a planning condition relating to the development. WSP support the recommendation that a Arboricultural Method Statement (AMS) is prepared and implemented as a planning condition.

The review has considered-

1. Whether the proposed landscaping is implementable.
2. Whether the plans are appropriate in terms of species and planting densities.
3. Whether the findings of the Arboricultural Impact Assessment\_P10076-13(14) have been considered in the proposed landscaping scheme.

### 1. Viability of implementing the Landscape Proposals

#### Landscape Plans & Sections

The landscape masterplans and sections (Landscape Plans Illustrative\_P10076-13(15), Illustrative Landscape Sections\_P10076-13(17)) represent various landscape features, including entrance areas, access roads, car parking, rain gardens, attenuation basins, and security fencing. The proposed arrangement of these elements presents a logical solution to the site's observable constraints and opportunities. The planting specification (Planting Plan\_P10076-13(16)) sets out reasonable implementation and maintenance guidelines, referencing British Standards (BS 3936, BS 8645, BS 4428) and HTA Nursery Certification. Soil percolation tests, drainage reviews, and appropriate ground preparation are specified to ensure planting success. There are clear instructions for tree pit excavation, mulching, staking, watering, and protection against rabbits, with a minimum 12-month maintenance period and replacement of failed stock.

WSP would support that the scheme is implementable, provided the specified standards and procedures are followed.

## 2. Appropriateness of Species and Densities

**Species Selection-** The planting schedule includes a diverse mix of native and ornamental species suitable for the site's conditions and landscape character.

The below tree species proposed are all native or naturalised species commonly found in southern England. They are well-adapted to local soils and climate, and are frequently specified in landscape schemes for biodiversity, amenity, and resilience.

- *Acer campestre* (Field Maple)
- *Betula pendula* (Silver Birch)
- *Carpinus betulus* (Hornbeam)
- *Salix alba* (White Willow)
- *Populus nigra* (Black Poplar)
- *Tilia cordata* (Small-leaved Lime)

The selected shrub species which feature in the planting plan are all native to the UK and are particularly suitable for hedgerows, woodland edges, and wildlife corridors in the south of England. They provide excellent habitat and food sources for birds, insects, and other wildlife.

- *Crataegus monogyna* (Hawthorn)
- *Corylus avellana* (Hazel)
- *Viburnum opulus* (Guelder Rose)
- *Sambucus nigra* (Elder)
- *Ligustrum vulgare* (Wild Privet)
- *Prunus spinosa* (Blackthorn)

All specified tree and shrub species are appropriate for the south of England and align with ecological, landscape, and policy requirements for native planting.

### Integration of Arboricultural Impact Assessment Findings

The landscape plans and planting schedules directly reflect the recommendations of the Arboricultural Impact Assessment with regards to:

- Areas of tree and hedgerow removal/translocation are shown on the plans.
- RPAs are respected, with construction mitigation measures detailed.
- Replacement planting is specified in suitable locations and at appropriate densities.

The Arboricultural Impact Assessment\_P10076-13(14) cites the translocation of two Category C hedgerows (H50, H51) It is advised that the management of these works are conditioned with the provision of an Arboricultural Method Statement.

WSP supports that the findings and recommendations of the Arboricultural Impact Assessment have been integrated into the landscape proposals. The scheme demonstrates compliance with BS5837 and local planning policy, with appropriate mitigation and enhancement measures.



Name: Dominic Chouler  
Title Principal Landscape Architect

## References

- Ref. 1: Ministry of Housing, Communities and Local Government (MHCLG), 2024. *National Planning Policy Framework*. London: MHCLG.
- Ref. 2: Slough Borough Council (SBC), 2008. *Core Strategy Development Plan Document 2006–2026*. Slough: Slough Borough Council.
- Ref. 3: Slough Borough Council (SBC), 2013. *Consistency of the Slough Local Development Plan with the National Planning Policy Framework – supporting document*. Slough: Slough Borough Council.