

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251468
Address:	Land at and to the rear of 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 211889 (appeal ref. APP/X0360/W/22/3295631) dated 13/12/2022. Condition 6 relates to access construction; 8 to a Stage 1 Road Safety Audit; 9 to a Construction Method Statement; 10 to a contamination assessment; 13 to an Arboricultural Method Statement; 15 to ecological permeability, and 16 to a Construction Environmental Management Plan (CEMP).		
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

Condition 8 – Access Construction – I cannot see any reference to the construction method/section for the access drive built in a way that is discussed and illustrated in the AIR – see below.

Condition 9 – Construction Method Statement – I have looked at this and I have the following comments;

The Construction Method Statement (CMS) includes reference to SJA Tree Technical Note dated February 2024 Appendix D. The CMS states that full details of the construction of the approved access will be submitted under Condition 6.

Within the CMS report document is a Construction Management Plan Rev. B – Drawing Ref. 050625 which does not show the full extent of the tree protection fencing shown in the latest Tree Protection Plan (see below) which has tree

protection fencing to all the 4 site boundaries, whereas the Rev, B plan only shows it to parts of the eastern boundary. The Construction Management Plan Rev. B shows site parking proposed in the root protection areas of trees along the western boundary, and a wheel cleaning area at the head of the access road where it starts to enter the site. This wheel cleaning area is within and close to tree root protection areas. The wheel cleaning area should be away from trees. Please review this plan ensuring the correct and up to date information is included, that the clarity of the plan is not blurred and all site activities outside of the tree root protection areas except where the fencing will need to be temporarily removed for slight incursions.

Condition 13 Arboricultural Method Statement

The AIR (Arboricultural Implications Report – 23350-01a dated March 2025) refers to a drawing by WSP that illustrates that the access road can be constructed above existing soil levels along the proposed driveway in order to protect and retain the existing trees on the west side of the access. It is not clear whether SJA trees is referring to an indicative section within the AIR, or to another drawing which I have not seen with the current submission. I have seen sectional drawings submitted as part of the highways package but none seem to resemble the indicative section in the AIR. – We need to be satisfied that the highway is correctly built.

Condition 15 – Ecological Permeability

Im sure my colleague will note that the size of hedgehog holes needs to be consistent – see Biodiversity Enhancement Plan 6087/BEP vf2/ADB 18.6.24

Condition 16 – Construction Environmental Management Plan

Paragraph 4.3.4 – should this read; ‘Heras fencing will be used to protect isolated retained trees’ ?

Also see extent of tree protection that I have discussed above. The information needs to be consistent across the documentation.

Conditions & Reasons (if required)

Date:	16.7.25	Signed:	BRC
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