

MEMORANDUM

From:	Brigitte Crafer Landscape Architect	To (Case Officer):	Benjamin Hindle
Service	WBC Landscape and Trees	App No:	251421
Address:	Land At Old Forest Road Wokingham.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
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

Arboricultural Information

Most recently we have received revised and updated tree drawings from Toby Goodger Associates which include;

Tree Constraints and Proposed Treeworks Plan Drawing Ref. 463/01B (Boundary not shown for clarity)

Arboricultural Implications and Constraints and Proposed Treeworks Plan Drawing Ref. 463/01C which shows tree T22 Robinia to be retained.

Tree Condition Survey, Arboricultural Implications Assessment and Tree Protection – Recommendations – June 2025 doc.

All these tree plans and the document are acceptable.

The Street Scene 02 drawing no. 092404-ELS-SS01 Rev. A 6.2.26

This is helpful in understanding the materiality and relationship of the different style of dwelling and how they relate to each other.

Presentation and Planning layout Drawings

The Presentation Planning Layout 092404-ELS-01C 6.2.26 and Planning Layout Drawing No. 092404-ELS-02B 6.2.26

This drawing does not show the retained tree T22, or the proposed northern access.

The Proposed Illustrative Footpath Connection Plan – Drawing 8814.FCP.3.0B 6.2.26 – This drawing shows an isolated area of new flowering lawn that infills the proposed construction access area. The drawing shows in plan view and section of the construction detail for the footpath. The drawing is acceptable

The 'Proposed Access Arrangements' – Stuart Michael Associates Drawing 7365.001 Rev E , this drawing shows the access arrangements into the site and shows the retained T22 tree. And visibility splays from existing dwellings along the access as well as those onto Forest Road – which is acceptable

The Landscape Strategy Plan – Drawing No. 8814/ASP3/LSP B 26.1.26 describes the approach to the planting design.

Planting Plan Overview - Old Forest Road, Winnersh –drawing 8814.PP.1.0 B includes the outlines for the detailed planting plans, and the Planting Cultivation Notes, the Planting Schedules – it also shows area of planting proposed and other landscape features such as the attenuation basin.

There are 4 individual Planting Plans that cover the site; Drawing Nos; 8814.PP.1.1 – 4 Rev. B 26.1.26

The planting details are acceptable – however I cannot see any information for the hatch that is surrounding the attenuation basin – some kind of wetland meadow mix I assume – please clarify. Please also check the keyed symbol for native hedge planting which isn't shown where there is some proposed, just the outline.

Some of the drawings will need to be revised and updated with some small additions that I have mentioned.

Conditions & Reasons (if required)

See comments above

Condition CL7 - Arboricultural Method Statement and Tree Protection information

Condition CL5 – Hard and Soft Landscape scheme including boundary treatments

Condition CL9 – Landscape Maintenance Plan

Date:	18.2.26	Signed:	BRC
--------------	---------	----------------	-----