

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	243088 Rev. A
Address:	43 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND.		
Proposal:	Householder application for the proposed raising of the roof, erection of a part single part two storey front, side and rear extensions along with changes to fenestration with addition of roof lights and 2no dormers following demolition of the existing detached garage.		
Type of Development:	Other Householder		
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

An email with response to BC comments from 23.10.25 and a revised and updated Tree Protection Plan – Drawing WTC/43NMR/TPP/002 dated 29.10.25

Comments in response to email from D and S Wood 29.10.25 – Wood text in red italic

BC response to Wood comments in blue

Black text from BC original comments

Replacement planting on a 2 for 1 tree felled was requested to be included in a Planting Plan as a condition of planning permission.

In email from Steve and Dan Wood on 29.10.25, they state their client is very willing to replant trees and they will be exploring potential areas for replanting and provide suitable species that are more likely to tolerate climatic changes. They hope to provide this asap

NB. Replacement tree planting and other landscaping is required as a condition of planning. We would expect some large species trees within the mix that replicates the M1 Landscape Character Area.

2.0 Protected trees along the access road

There are many protected trees along the access road into the site that havnt been included in the Tree Protection Plan, as observed by my colleague. It almost looks as though the bottom part of the plan has been removed.

See below response 29.10.25;

These trees have not been included as they are outside of the 15m zone of influence from the proposed application. The driveway is existing and will remain unchanged. The extruded plastic barrier has been included as a courtesy

NB. The revised and updated Tree Protection Plan – Ref. WTC/43 NMR/TPP/002 states that extruded plastic barrier tree protection fencing to be used along the access drive. This is not quite specific enough and the TPP does not include all of the access drive – there must be an undertaking for barrier to extend along the whole of the driveway as construction vehicles will be using the access drive throughout the construction project.

3.0 Construction Exclusion Area (CEZ) and parking

I note from the Tree Protection Plan that parking appears to be over all the areas of gravel and over rooting areas of certain trees such and T5, T6, T7 and T4. Also tree protective fencing is not shown sufficiently around trees T4, T5 and T6, or can the RPAs be protected using ground mats?

NB The parking is outside of the Construction Exclusion Zone (root protection area), and the area of T6 RPA is covered with ground mats as shown on the most recent Tree Protection Plan 29.10.25

I note there is a building material storage area shown in text but with no drawn area with a boundary as per the information set out in the report. An adequate area outlined and cross referenced to the paragraph in the tree report should be enough including an area for cement / chemical mixing.

The report does not state an area with a boundary for the building material area. It states that “No materials must be stored within the area sectioned off by the barriers.” The report also states that “Nore shall any washing/mixing or fires be located within 1.5m of any tree protection measures.” Thus, the text “building material storage area” should be surfficient but we have included this in the TPP.

This is acceptable.

Designated parking areas within the site away from the CEZ will be a clearer instruction for managing the site traffic/parking/circulation

The site does not have designated parking areas and thus this is not possible, all parking areas are located within the confines of the gravel parking area and outside of the CEZ, which are protected by Tree Protection measures.

This is acceptable

Subject to planning approval the following conditions will be required;

CL07 – Arboricultural Method Statement and Tree Protection Plan updated as appropriate

CL05 – Landscape Plan showing hard and soft landscape proposals and boundary treatments in accordance with Policies CC03 of the Local Plan.

Conditions & Reasons (if required)			
Date:	31.10.25	Signed:	BRC