
MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Consultant	
Service	WBC Landscape and Trees	App No: 260286
Address:	149 Victoria Road, Wargrave, Wokingham, RG10 8AG.	
Proposal:	Application for submission of details to comply with the following conditions of planning consent 252259 dated 07/01/26. Condition 3 relates hard and soft landscaping; condition 4 to tree protection; condition 5 to drainage details and condition 6 to external materials.	
Type of Development:		
Site Visit Made:	Yes – 23/02/2026	

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

Thee Officer would like to see additional supplemental information as it relates to both Condition 3 relates hard and soft landscaping and Condition 4 to tree protection.

The Officer has reviewed the following supplemental supporting documentation:

- Landscape Strategy Plan (Ref: AT Atelier, AT - 078 - CON - 01 1, Feb 2026)
- Arboricultural Method Statement (AMS) and Tree Protection Scheme (TPS)
- Tree Protection Plan (on page 4 of the above AMS and TPS (Ref: AT Atelier, AT-079-P26, Nov 2025)

Condition 3

Soft Landscaping

The information provided by the applicant also does not cover the number of plants proposed, the spacing of planting, the size of the native understorey trees, or a timetable of planting. The Officer will need specific planting information from the submitted landscape plan. The selection of planting at the new frontage should consider and respond to the existing street scene. Small scale front gardens with

trim hedges, low brick walls and/or small ornamental trees are all landscape elements that contribute towards Victoria Street's special character and make it such a pleasant and human scale residential road within Wargrave.

Hard Landscaping

The information provided does not give details of the hard landscaping within the Site, including paving for paths or patio areas, retaining walls, boundary treatments, including the proposed boundary treatment along Victoria Street. Again, the applicant should consider how the hard landscaping in the front garden – low walls, gates, etc -- could serve to better integrate the built form and open space within the Site with the existing character and street scene. The Officer would like to see more specific details about hard landscaping and information about the levels within the Site.

Condition 4

The Officer conducted a Site visit on Monday 23 February 2026 and observed that demolition was currently underway. As of the Site visit date, the trees identified for tree protection –T1 (Hazel) and T2 (Walnut) — had no tree protection around them, as per the AMS and Tree Protection Scheme report and associated drawing AT-079-P26. While the Officer agrees with the Tree Protection measures submitted within the report, the lack of protection directly contravenes the condition and submitted documents. **Tree protection measures should be implemented immediately.** Additionally, the Officer asks that the applicant adjust the tree protection fencing layout around T2 (Walnut) and the garage area, moving it closer towards the tree, and suggests some additional form of ground protection be used on the outside of the adjusted fencing to the west. Adding ground protection will 1) widen the route thus providing more adequate access for vehicles needed to construct the dwelling further down into the Site and 2) prevent ground compaction due to these vehicles. The drawing will need to be adjusted. See photos attached of unprotected trees.



T1 (Hazel), photo taken on 23/02/2026



T2 (Walnut), photo taken on 23/02/2026

Conditions & Reasons (if required)			
Date:	03/03/2026	Signed:	L. Abbott