

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251923
Address:	Finchampstead C Of E School, The Village, Finchampstead, Wokingham, RG40 4JR.		
Proposal:	Full application for the proposed erection of a single storey front extension to create a new year 5 and 6 breakout classroom and resource area, single storey front extension to boys toilet and single storey front/side extension to extend the link corridor.		
Type of Development:	Minor All other developments		
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

The site is located to the south side of one of the main village streets known as The Village. The school buildings are set back from the footway and are single storey rising to 2 storey further into the site. The front (north) and the side (northern-eastern) boundaries are formed of hedging – the inner part of the hedge will be lost to the development of the single storey extension. There is no mention of the eastern boundary hedge, which I assume will be retained, but I suggest that the retained hedges are protected from development by erecting fencing to the front face of the hedges for the duration of the construction phase.

Pre-Commencement Condition

Hedge Removal and protection – new planting

I do not require a formal tree protection plan to BS5837:2012 for this but a site plan marked up with areas of development, and where existing hedges are to be retained with the protective fencing line shown in a contrast colour on the drawing. The protection line can consist of green netting at the same height as the fence and erected against the hedges closest to areas of development. For clarity the drawing should also show which hedge will be removed and where new replacement planting will be located. Once the design is approved the hedge protection/new planting drawing can be submitted as a pre-commencement drawing.

Conditions & Reasons (if required)			
The pre-commencement drawing is in accordance with Policy CC03/2d and e.			
Date:	9.10.25	Signed:	B. Crafer