

Date: 27 October 2025
Application: 251233



**WOKINGHAM
BOROUGH COUNCIL**

WBC Landscape and Trees

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Landscape and Trees,

Full Planning Approval Consultation

Application Number: 251233

Applicant: T & R Nasser

Site Address: Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY

Parish: Finchampstead

Grid Reference: Easting - 480083, Northing - 164590

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 3no. dwellings following demolition of existing dwelling, outbuilding and agricultural barns.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 251233.

The new details are as follows: **Amended Landscape Plan, LVIA, Arboricultural Report & EcIA received in response to Ecology Response dated 13/08/2025.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **10 November 2025**. If you need any more information, please do not hesitate to contact the case officer Marcus Watts.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Brigitte Crafer Landscape Architect	To (Case Officer):	Marcus Watts
Service	WBC Landscape and Trees	App No:	251233
Address:	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 3no. dwellings following demolition of existing dwelling, outbuilding and agricultural barns.		
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

TREE SURVEY REPORT, IMPACT APPRAISAL & TREE PROTECTION DETAILS – Rev. September 2025 – identifies 7 trees for removal; T27, T28, T29, T32, T33 and part of TG1 Leylandii – The number of removed trees has reduced and I have no objection to their removal. The fruit trees removed can be easily replaced in the new scheme of landscaping. The Tree Protection Plan is acceptable. I note the Arbroiculturalist's view of the access drive and the way the trees will have adapted to the ground conditions. In view of the fact that the construction vehicles will be heavier than usual traffic temporary ground protection as a precautionary approach would provide an additional layer of protection for the duration of the demolition and construction phases. Please update the tree report and tree protection plan in accordance and submit as a condition CL7.

Landscape and Visual Impact Assessment – 1822 -0003 Rev. E May 2025 the landscape and ecological proposals are broadly the same;

All existing landscape elements of value will be retained and enhanced.

- Native hedge and tree planting for biodiversity and to soften the house overall setting.
- Additional tree planting along the northern boundary of the application site which will assist in screening the replacement buildings.

- Introduction of a ha-ha along the southern boundary to create an unobtrusive boundary.
- Ornamental garden areas (including lawns) will be restricted to small areas directly adjacent to the dwelling.
- The remainder of the site will be composed of informal landscaping incorporating the existing retained trees and newly created wildflower meadow(s).
- Strengthening of the existing vegetated boundaries with under-storey and hedgerow planting.
- The ongoing conservation of existing and proposed features through regular management interventions.
- To enhance and positively contribute to the biodiversity on the site to support a variety of flora and fauna.

I agree with the findings of the LVIA, in terms the visibility of the new proposals being slightly of more visual impact than the previously consented scheme but the existing landscape features aid will enhance the proposed dwelling and the landscape proposals will provide an appropriate setting to the new development.

The Landscape Plan – 1822- PWL-ZZ-XX-DR-L-1001 P07 08.09.25 is submitted and shows trees T30 and T36 as being retained and 4 additional trees added. The composting area beneath the trees is removed – but doesn't appear to be replaced elsewhere. I require a more detailed landscape scheme as a condition in accordance with Policy CC03 and TB21 of the Local Plan.

Conditions & Reasons (if required)

CL7 – Revised and update tree report to include temporary ground mats

CL5 – Hard and Soft Landscape Proposals including boundary treatments.

Date:	19.11.25	Signed:	B. Crafer
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