

Date: 4 February 2026
Application: 260225



WOKINGHAM
BOROUGH COUNCIL

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260224 – Phase 1 260225 - Phase 2
Address:	Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41.		
Proposal:	Application for the approval of reserved matters relating to scale, layout, appearance, landscaping and secondary access in respect of 118 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).		
Type of Development:	Major Dwellings (10+)		
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

Condition 10 – Arboriculture – Phases 1 & 2

2 No. Tree Protection Plans submitted

Phase 1 Drawing No. 1894-KC-PH1-YTREE-TPP01-RevA – Latest Layout overlay 05.08.25 from Keen Consultants.

Phase 2 Drawing No. 1894-KC-PH1-YTREE-TPP01-RevA – Latest Layout overlay 05.08.25 from Keen Consultants.

The site is divided into Phase 1 subject of Planning Application 260224 which covers the northern half of the site, and Phase 2, subject of Planning Application 260225 which covers the southern part of the site.

The Tree Protection fencing is acceptable, but highlights the paucity of the scale of the existing vegetation particularly along the southern site boundary which will be discussed further in the landscape response to the proposed landscape masterplan.

Both drawings are acceptable.

Veteran Tree Management Plans for each phase are submitted. An Arboricultural Method Statement is submitted under Phase 1 application but covers both phases and is broadly acceptable.

The submitted documents are reviewed on a single Memorandum and will be uploaded to the separate planning applications.

The retained trees and hedgerows are mostly located to the site perimeter, following the outer boundaries of the existing 2 fields. The Emm Brook is adjacent to 75% of the eastern site boundary where there is an area of Ancient Semi Natural Woodland. The site is protected by TPO 1773/2021 and contains 2 Woodland parcels located along the NE boundary. The rest of the boundaries are made up of 'Area' TPOs. Individual Veteran trees are thinly scattered within the site/TPO. There is a 'Group' of 6 Oaks within the northern part of the site that are included in the scheme proposals.

The 2 Tree Protection Plan drawings are scaled at 1:500 on an A0 sized drawing. Veteran trees T29, T31, T15 and T6 are provided with the minimum protection area required by Veteran trees buffer zone (BZ) which should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that is larger than the 15x the stem's diameter. (see Government Standing Advice).

The buffer zones for T15 and T6 in the southern part of the site include mown grass paths that are off set from and extend around the attenuation basin and cut across the outer edge of the BZ for T15 and deeper within the BZ for T6.

The Buffer Zone root protection areas is shown on the Tree Protection Plans – but not cross referred on the Landscape Masterplan where T15 appears a great distance from the path.

The Government Standing Advice states;

You should consider if access is appropriate and can allow access to buffer zones if the habitat is not harmed by trampling.

The Veteran Tree Management Plan (VTMP)

The Ancient Tree Inventory (ATI) lists just one Veteran tree on the site which is T15 Oak (ATI Ref. 218093). T6 Oak is recognised as a Notable tree by ATI Ref. 218082.

Another tree along the southern boundary is included on the ATI as Notable Ref. 218520 Oak, but is not present on site – according to the Tree Survey information. Veteran Trees T29 and T31 in the northern part of the site have no incursions from Development, although a grass path is located adjacent to the outer edge of the BZ. There is no incursion into the Ancient Woodland to the NE corner of the site.

The VTMP states at paragraphs 5.6, 5.7 and 5.9, that the ground around the trees can remain as is. At the base of all trees is existing scrub/grassland which if left unmanaged the grassed areas will be consumed by scrub in next decade. However, the scrub species mix are non-competing with the Oak trees so can be left to develop as a natural co-habitant of the environment of the larger trees.

The VTMP goes on to say in para. 5.7 the Landscape Masterplan (CSA) (also part of the conditions application) have retained buffer zones around each of the trees. In the Veteran Tree Management Plan, where there will be minimum intervention to ensure there is no change to the growing environment of the trees, and these zones will 'naturalise' over time.

A mown grass path will pass through the buffer zone to enable views of the tree so they can appreciate their quality and the wildlife they attract.

As the purpose is to attract people to admire the trees then greater footfall may have a greater impact over time, and as a result the mown paths should be located outside of the Veteran trees BZ. Please adapt the plans accordingly.

Grassland is proposed within the BZ and will be cultivated for sowing of a 'Hedgerows and Shaded Areas Mix'. I can find no specific cultivation instructions for this within the BZ in either the Arboricultural Method Statement or in the Landscape Management Plan except for a brief mention in Chapter 5, paragraph 5.1. Please address in AMS and Landscape Management Plan.

The Government Standing Advice states that development should be outside of the VT BZ however the Landscape Masterplan and the Tree Protection Plan both show the mown grass path within BZ. I have previously mentioned this in both my comments on the original planning application, and in my appeal statement. Locating paths outside of the VT BZ, which will avoid compaction over time. This is especially important for the BZ of T15, because this tree is the only 'Veteran' tree on the site according to Ancient Tree Inventory.

A mown grass path is also located further into the BZ of T6 a Notable tree on the ATI. Please reroute to connect to the turning area of the private drive and avoid the BZ altogether.

Management of Veteran Trees

The VTMP states that the trees have few veteran characteristics and no features that require specialist veteran tree management. The Arboricultural Consultant advises the trees are pre-veteran that the most appropriate way of managing them is not to manage them. Dead branches within the canopy structure of the trees should not be removed as they are features of ecological resource. Consideration

of the management of the area in which the tree grows can deliver benefits. As the trees on site are good quality management objectives should include minimum intervention allowing the tree to develop naturally. Securing an appropriate environment for the tree and to avoid deliberate veteranisation. This approach complies with Policy CC03 of the Local Plan. Paragraphs 5.6 – 5.10 briefly describe the management of the scrub and grassland and to ensure there is no change to the growing environment of the tree.

The approach to managing the trees, including Veteran and pre-Veteran trees is broadly acceptable but please address the location of the mown grass paths in the buffer zones, and cultivation of the areas within the buffer zone for seeding.

Conditions & Reasons (if required)			
Date:	19.3.26	Signed:	BRC