

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252060
Address:	Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 211889 (APP/X0360/W/22/3295631) dated 13/12/2022. Condition 6 relates to access construction, condition 8 to a Stage 1 Road Safety Audit, condition 9 to a Construction Method Statement and condition 13 to an Arboricultural Method Statement.		
Type of Development:			
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 13 – Arboricultural Method Statement

Arboricultural Implications Report including the Arboricultural Method Statement dated August 2025 – Ref. SJA air 23350, and includes the following plans;

Tree Protection Plan – SJA TPP 23550 – 041A March 2025 and
Tree Protection Plan – SJA TPP 23550- 041 August 2025

The Arboricultural Implications Assessment including pruning, retention of trees along the eastern boundary to protect amenity of Oak, Manor is acceptable.

Across the scheme some additional trees will need removing and some additional trees are to remain. – The overriding number of trees to be lost as a result of development cannot be replaced, although the Arboricultural Consultant states

there are plenty of opportunities for new planting – due to the nature of the approved layout the amount of new tree planting is confined to within the built development.

I accept Section 6 of the AIR and the proposed method for construction the access road using No Dig techniques, in a restrained area, where hopefully all the trees shown as retained will survive, see Figure 3 Access Construction Detail. The road will be built up from the existing driveway minus the 100mm layer of gravel with the new surface being laid over the 100mm of surface scrape.

I note that allowance has been made to the canopy of the retained trees along the access road bearing in mind the uplift to the road surface, with the canopy being uplifted accordingly.

Incursions into the RPA from the proposed hard landscaping are demonstrated in Table 5, these will be overseen by the Arboricultural Consultant.

The mitigation is discussed in more detail in the Arboricultural Method Statement and is acceptable.

Conditions & Reasons (if required)			
Date:	2.10.25	Signed:	BRC