

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261192
Address:	Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 230208 dated (as allowed by appeal APP/X0360/W/23/3331651). Condition 10 relates to 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 10 - Arboricultural Method Statement

TREE PROTECTION PLAN – Phase 2 - 1894-KC-PH2-YTREE-TPP02 – Rev. A
Latest Layout Overlay – 24.4.26

Phase 2 relates to the southern part of the site and includes a Veteran tree buffer zone of 15 x the diameter of the tree stem at breast height to trees T6 and T15. Mown grown paths are shown to be outside of the Veteran Tree Buffer Zone.

TREE PROTECTION PLAN – Phase 1 - 1894-KC-PH1-YTREE-TPP02Rev.A – Rev. A
Latest Layout Overlay – 24.4.26

The Plan shows the extent of the Ancient Woodland which is also protected by TPO 1773/2021 outlined in a dark yellow. The woodland has been provided with a 15m Buffer Zone – although the SE end of the woodland where a culvert cuts through the BZ which is devoid of trees, and shows the tree protective fencing protecting just the actual vegetation which is acceptable.

Grass mown paths are fully outside of the BZ protection area and tree protective fencing which is acceptable.

The Arboricultural Method Statements for both phases;
Ref. 1894-KC-PH1-YTREE Rev. B April 2026 and
Ref. 1894-KC-PH2-YTREE Rev. B- April 2026

These documents are acceptable, briefly they state that all building is outside the root protection areas (RPAs) of retained trees and no utility installation is required in the RPA. The Tree Protection Plans are based on the Landscape Masterplan – Ref. CSA/7168/126 Rev. C.

There are some small sections of hard surfacing that extend into the RPA of retained trees requiring a 'No Dig' construction – a drawing of which has been enclosed which is acceptable.

The retained trees along the north-western site boundary are separated from rear garden boundaries and will be managed by a management company. Protected trees at the end of gardens along the western boundary are not separated from the gardens, but are protected by an order which gives control over any future works to them.

Veteran Tree Management Plans for both phases are submitted – references;

1894 KC - PH1 YTREE – Veteran Tree Management Plan
1894 KC – PH2 YTREE – Veteran Tree Management Plan

A specific concern of the Council's was the management of scrub within the Buffer Zone of the Veteran trees, and the conflict between mown grass paths that were previously shown in the RPA of Veteran trees. The Veteran Tree Management Plan covers the issue of scrub;

Paragraph 5.6 of Veteran Tree Management Plan;

The ground around the trees can remain as is (this plan only has control over the application site and not the adjoining land in which the trees stand). At the base of all trees is scrub/grassland. The scrub is predominantly hawthorn/blackthorn, including the hedgerow along the southern boundary of the site. If left unmanaged, the grassed areas will be consumed by the scrub in the next decade. The species within the scrub mix are non-competing with the oak trees but may require management over time. A specific aim of the review of this management plan, at 5 years post-implementation, will consider the scrub development and make recommendations for coppicing if it is beginning to compete. The review of the plan will then make recommendations for the appropriate way to manage the scrub subject to that development.

I suggest that at the 5 year point there is a mechanism for the Council to be alerted and consulted with regard to the ongoing management of the Veteran trees (which are also protected by TPO 1773/2021) on the site.

Conditions & Reasons (if required)			
Date:	9.6.26	Signed:	BRC