

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251421 Rev. B
Address:	Land At Old Forest Road, Wokingham.		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
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

In response to my previous comments dated 19.8.25, revised and updated arboricultural information was re-submitted on 10 and 16th January replacing previously submitted Arboricultural Information from 13.11.25 and June 2025 and includes; Tree Condition Survey, Arboricultural Implications Assessment and Tree Protection Recommendations Report from Toby Goodger Associates.

The original report from June 2025 included a Tree Survey plan from GHA Trees. The revised tree report by Goodger Associated from November 2025 includes additional trees along the site access road from Old Forest Road shown on Tree Constraints and Proposed Treeworks Plan 463/01A (10.11.25) which has added trees T36, T37 and T38 along the access road. Tree Constraints and Proposed Treeworks Plan 463/02 (10.11.25) is shown without the site boundary for additional clarity.

Since that time it was found that tree T22 Robinia along the proposed access road could be retained with technical mitigation in form of No Dig. The 'Proposed Access Arrangements' drawing has been revised and updated to show retention of the tree – see Drawing Ref. 7365.001 Rev. E 16.1.26.

Tree T22 is also shown as being retained on the 'Tree Constraints and Proposed Treeworks Plan – Drawing Ref. 463/02B 16.1.26. The drawing also shows that T19, T37 that were re-surveyed by Goodger Associates in November '25 in addition to T22. T19

and T37 are not able to be retained with the proposed layout. Drawing Arboricultural Implications and Constraints and Treeworks Plan 463/01c shows the site boundary whereas Plan 463/02 B the site boundary is not shown for clarity.

Access Road

Of all the trees in the re-survey and included on the plans it is proposed to fell the following trees along the access road;

Remove

T36 Robinia and T37 Ash cannot be retained with the current access road proposals and will need to be felled. There is a provisional TPO on these 4 trees. The trees lost to development can be replaced across the scheme.

Retained trees along the access road include T18 and T20 both Oak 'A' , will be subject to incursion into the tree root protection areas from the access road but the road will be constructed above ground level using a 'No Dig' technique which will protect the RPAs of these trees which will also require crown lifting to a height of 6m above the road and 15% crown thinned.

Group G21 Cypress hedge has already been felled in the neighbouring property.

Trees in the centre of the site

Remove

Other trees to be removed include;

T12 Oak stump, T14 Oak 'U' and T13 Oak 'C1' which will help to facilitate the internal link road (see p.7 of the tree report) .

Retain but with incursions.

The link road will be constructed using a permeable 'No Dig' technique to protect the root protection areas of trees T12 and T15 both 'A' quality trees.

No other trees will be removed to facilitate development. But there are further incursions into following RPAs but these can be mitigated;

- Incursion into G25 from a linking footpath which will be constructed using a permeable 'No Dig' technique.
- Incursion into tree T3 a 'B1' quality Oak where a third of its RPA will be within parking bays. – the surfacing of the car park will be constructed using permeable No Dig technique

The tree report also states the following;

- Trees T1 'A1' quality Oak and T2 'B1' quality Oak have RPAs close to proposed building units and their crowns will need to be protected during building works.
- The rooting area of T4 'B1' quality Oak is a boundary tree with its RPA extending into the rear gardens of Plots 47, 48, 49 . I recommend a caveat placed on the permission to protect the RPA from additional building where it extends into rear gardens and prevent use of bonfires.
- I note shed of No. 49 is partially within RPA of T4, and the shed of No. 48 is wholly within the RPA of T4. These sheds need to be relocated outside of the RPA where

possible and a mitigation method proposed for construction of shed base within the RPA for No. 49.

- There is incursion into T3 from parking bays where a No Dig approach will be used which is acceptable .
- GDA have also confirmed there is partial incursion into G25 (where T24 is located) from parking bay and from corner of flatted block 12-22. Mitigation is required in form of permeable paving over a cellular confinement system.

Mitigation and protection details will be included in a Arboricultural Method Statement which is required as a condition – see below;

The ‘Arboricultural Implications and Constraints and Treeworks Plans’ 463/02B and 463/01 C and the revised and updated Tree Condition Survey, Arboricultural Implications Assessment and Tree Protection Recommendations Report updated January 2026 are acceptable.

Conditions

CL6 - Retention of trees and shrubs (as shown in drawings 463/02b and 463/01C)

No trees, shrubs or hedges within the site which are shown as being retained on the revised and updated Arboricultural Impact Assessment, shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation

To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

CL7 - Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place

within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

CL5 Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate;

- Hard surfacing materials (see above) the palette of which must be agreed at pre-commencement
- Permeable surfacing especially where there are incursions into the root protection Areas where design needs to cross refer to the AMS.
- Proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas,
- Minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc).

Soft landscaping details to include;

- Planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.
- All hard and soft landscape works shall be carried out in accordance with the Approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.
- Any trees or plants which, within a period of five years after planting, are removed, or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Design and Landscaping of attenuation basin;

- Additional information to include sections through the attenuation basin
- The addition of features such as timber bridges across the basin
- Planting design, planting schedule, specification and establishment

In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

CL9 - Landscape management

Prior to the commencement of the development of a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

In order to ensure that provision is made to allow satisfactory maintenance of the landscape hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

INFORMATIVE:

In the event of loss of trees on adjacent land as a consequence of development, provision for tree replacement should be forthcoming.
e.g. for Extra Heavy Standard trees see; <https://trees.hillier.co.uk/>

Conditions & Reasons (if required)			
CL6, CL7, CL5, CL9			
Date:	19.1.26	Signed:	B. Crafer