

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer
Service	WBC Landscape and Trees
App No:	251510
Address:	Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT.
Proposal:	Application for submission of details to comply with the following conditions of planning consent 220801 dated 23/08/2022. Condition 3 relates to external materials; 4 to drainage details; 5 to landscaping; 7 to protection of trees, and 9 to electric vehicle charging.
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 3 – External materials

No comment.

Condition 4 – Drainage details

The Proposed drainage layout seems to show a new attenuation tank in the root protection areas (RPA's) of T46, T45 and T44. Construction of the tank will need to be addressed in Arboricultural Method Statement to minimise the impacts of the excavation of the tank on the trees, or relocated to avoid the RPA's altogether.

Condition 5 – Landscaping

The Landscape Statement indicates that there will be no additional tree removals therefore no additional tree planting is required.

Condition 7 – Protection of trees

An Arboricultural Impact Assessment and Arboricultural Method Statement dated 24th February 2021 by Symatree Ltd has been provided to discharge this condition.

The Root Protection Plan will need to show the location of the tree protection fencing as discussed in the document as currently this is not indicated on the drawing. The fencing will need to take account of existing features such as hard surfaces and ground protection shown in the RPA where the fencing will need to be set back around the new dwelling to allow an appropriate working area in relation to T41.

The fencing will also need to take account of the temporary working area to the east of T46 and provide temporary ground protection the area of which will need to be specifically identified on the drawing.

Condition 9 - Electric vehicle charging

No comment.

Date:	22 nd July 2025	Signed:	C. Brimble
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