

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	260662
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241828 dated 24.10.2025. Condition 4 relates to round and building levels, 5 to details of boundary walls and fences, 6 to landscaping, 8 to protection of trees, 10 to construction method statement, 12 to remediation, 20 to future homes standard, 21 to water standards, 22 to CEMP, 23 to external lighting, 24 to LEMP, 25 to biodiversity enhancements, 26 to reptile mitigation 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 4 – Ground and building levels

I have no objection to the level's information (existing and proposed) as shown on the Existing and Proposed Levels drawing (25.1234 C.02).

Condition 5 – Boundary walls and fences

The Boundary Treatments Plan (1802 L90-200) has been provided, and I have the following comments to make:

- I have seen Highways comments on the fence heights to the front of the property a would have no objection to the reduction of heights as requested.
- I suggest the line of the proposed fencing for plot 4 is brought further into the site so a new hedgerow can be planted on the external side of the fence – see landscape comment below.

Condition 6 – Landscaping

The Detailed Planting Plan (1802 L90-300B) has been provided. I have the following comments to make:

- The existing hedgerow / scrub on the western boundary to plot 1 is shown on the Tree Protection Plan to be removed and a new fence to be erected. Therefore, a new hedgerow will be required along this boundary. I suggest the Beech hedgerow shown between plot 1 and 58A Finchampstead Road is extended along this boundary.
- It is not clear how long the new native hedgerow is to the rear of plot 3. This will need to be shown on the landscape plan and the numbers of plants proposed referenced on the drawing.
- We are also expecting a new native hedgerow on the eastern boundary of plot 4 with hedgerow trees to help integrate the proposed development into the wider countryside to the west. It would be preferable to put the new fence on the inside of hedgerow so the new planting can visually soften the new fencing.

Condition 8 – Protection of trees

The submitted Arboricultural Impact Assessment by Merk Welby and dated 19th March 2024 which includes an Arboricultural Method Statement and Tree Protection Plan (MW.20.0919.TPP) is acceptable and the condition be discharged.

Condition 10 – Construction method statement

The Construction Method Statement and associated Construction Management Plan take account of the tree protection fencing as indicated in the AIA submitted for condition 8. I have no objection to the information provided for this condition.

Condition 24 – LEMP

The Biodiversity Enhancements, Bat Lighting Plan and Reptile Method Statement dated November 2025 has been submitted to discharge this condition, however the LEMP requires a number of aspects to be covered including the management of the landscape which doesn't appear to be covered in this document. I refer back to the original wording of the condition as given below and further information is required in order to discharge this condition.

Prior to commencement of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30 year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the company responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and

implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

I have **no comment** to make on conditions **12, 20, 21, 22, 23, 25 & 26.**

Date:	11 th May 2026	Signed:	C. Brimble
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