

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                             |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Catherine Brimble<br>Senior Landscape Officer                                                                                                                                                                                                                               |                |        |
| <b>Service</b>              | WBC Landscape and Trees                                                                                                                                                                                                                                                     | <b>App No:</b> | 251668 |
| <b>Address:</b>             | Land to the rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.                                                                                                                                                                                                         |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following conditions of planning consent 242727 dated 13/12/2024. Condition 4 relates to a construction method statement; 6 to landscaping; 7 to tree protection, and 9 to provision of biodiversity enhancements. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                             |                |        |
| <b>Site Visit Made:</b>     | 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 – Construction method statement

The Construction Method Statement drawing will need to indicate the tree protection fencing around T10, see comments on the tree protection condition below.

### Condition 6 – Landscaping

The Access and Landscape Plan indicates a new Laurel hedge and a small tree in the planters to the front of the site. The plan will now also need to show a replacement for T3 which appears now to have been removed. The landscape drawing will also need to show extent and materials for the new drive and any other hard standing around the dwelling.

### Condition 7 – Tree protection

An Arboricultural Impact Assessment and Method Statement by All Arboriculture and dated 24<sup>th</sup> January 2025. All the trees to the front of the site are to be removed as indicated in the original application. T3 is the only tree within the site shown to be retained however based on the recent Streetview photos it looks as if this has now been removed. Therefore this tree will need to be replaced as part of the landscape proposals.

The Construction Method Statement drawing indicates materials storage behind the existing garage to be retained on the adjacent site, therefore the tree protection fencing around T10 will need to be extended to the south so that there is no materials storage in the root protection area of this tree. Use of ground protection may need to be used on the edge of the RPA.

Condition 9 – Provision of biodiversity enhancements

No comment.

**Date:**

5<sup>th</sup> August 2025

**Signed:**

C. Brimble