

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	241828
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.		
Proposal:	Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
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

The site is located with the settlement boundary of Wokingham, in an area which is sparsely developed. Access to the site is restricted by a narrow access road with three Corsican Pines protected by a TPO (0281/1985) either side of the entrance off Finchampstead Road (designated a Green Route). The access road which runs parallel to the railway embankment is mostly lined by vegetation and trees. The site is surrounded by a high level of trees and other vegetation.

An Arboricultural Impact Assessment by Merk Welby and dated 19th March 2024 is provided with the application. I have no concerns regarding the information provided in the AIA which contains an Arboricultural Method Statement and Tree Protection Plan. Two tree groups and one small individual specimen are shown to be removed to enable development. I have no objection to these removals provided suitable replacements are provided on the site boundaries in the locations of the group removals, as part of the landscape scheme.

The AIA doesn't include the TPO trees at the site entrance off Finchampstead Road however the Transport Statement provided with the application confirms in paragraph 3.6 that the driveway between the access to Eyre Court and Finchampstead Road will remain unchanged, therefore there will be no impact on the TPO trees.

The Drainage Strategy indicates the attenuation tank in the rear gardens of plots 1 & 2 is outside the root protection area of trees growing just outside the southern site boundary, therefore will not impact on the trees to be retained.

I have no objection to the form and layout of the proposed dwellings within the site or in relation to the trees. We will be expecting a comprehensive landscape scheme to be submitted though conditions to ensure the new dwellings make a positive contribution to the landscape character to comply with Core Strategy policy CP3 and Local Plan policy CC03. Of particular importance is the need to provide a strong landscaped entrance into the site and on the boundary with 58A Finchampstead Road to replace the recent clearance of vegetation in this area and the proposed removal of G60. A landscaped boundary to the rear garden of plot 3 such as a native hedgerow with trees will also need to be included to partially replace some of the vegetation to be removed in this area.

Conditions & Reasons (if required)

Standard conditions:

CB3 – Site Levels

CC1 – Boundary treatments

CL5 – Landscaping

CL6 – Retention of trees and shrubs

CL7 - Protection of trees (amended)

a) No development or other operations shall take place except in complete accordance with the 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) (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.

Date:

25th September 2024

Signed:

C. Brimble