

MEMORANDUM

From:	Stuart Ryder Landscape Architect Consultant		
29/7/25			
Service	WBC Landscape and Trees	App No:	251488
Address:	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN.		
Proposal:	Full application for the proposed erection of 5no. dwellings with assoiated landscaping, open space and entrance gate following demolition of existing dwellings.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	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

Summary of proposals

The proposals are to replace an existing dwelling and series of outbuildings with 5 No. residential units across the wider Site to the west of Heathlands Road near its junction with Honey Hill.

2 No units (Plots 1 & 4) are two storey houses.

3 No units (Plots 2, 3 & 5) are single storey dwellings.

There is limited tree removal proposed but a large tree is indicated as being removed to the south west corner of Plot 1.

Hard and soft landscape proposals plans have been submitted but no Landscape and Visual Appraisal (LVA) or Landscape Management and Maintenance Plan (LMMP) albeit establishment planting information is supplied on the landscape proposals drawing.

Landscape baseline and effects

The Site is located within the E1: Remenham Arable Chalk Plateau as defined in the Wokingham Landscape Character Assessment 2019 set in the N1: Holme Green Pastoral Sandy Lowlands. They are described as 'pastoral' but there is a lot of

market gardening and production under glass/poly tunnels in the area around Gardener's Green.

The current Site is a residential so is there is a degree of replacing similar land use with another. There is a risk of apparent intensification of built form in the area and I consider that 5 large, detached dwellings would do that. However, 2 detached two-storey houses and 3 bungalows will reduce the risk of perceived intensification.

The area although pleasant in character terms does not benefit from any statutory landscape designation such as National Park or National Landscape. Nor is it positioned in any Area of Urban Landscape Value, or within an Area of Landscape Value as defined in the Wokingham Valued Landscapes Assessment – September 2024. The nearest is the Forest and Rides Area of Landscape Value based around woodlands to the south.

The houses do not represent an issue from a landscape character or effect point of view with the replacement of one set of houses and buildings with others. Nor will the slight change in location on Site appear as encroachment out into the wider countryside as it will still in character terms appear as one of the block of houses along this stretch of the rural road. The change of one arrangement of properties to another represents **Minor, Neutral and Permanent** change within the local landscape.

A series of points have been noted as I reviewed the layout drawings, building elevations and they are listed below. It may be beneficial to your determination process to seek clarification on the comments from the Applicant;



- 1 There does not appear to be an Arboricultural Impact Assessment (AIA) uploaded to the Planning Case File, I suspect this to be an oversight as much of the information for an AIA has already been prepared. The two digital extracts are from the Tree Protection Plan (left) and the Landscape Proposals Plan (right). On the tree plan a large tree is shown for removal by its purple line colour to allow construction of Plot 1 but I cannot find reference to its species and condition. As well as the large tree a smaller one to its south is recommended for removal but is shown retained on the landscape proposals. The Applicant should confirm whether this second

- tree is retained or removed. The landscape and ecological preference would be to retain it subject to its health and condition. There are more trees shown removed on the OSP coloured site plan and Streetscene sections.
- 2 Some of the tree canopies on the Proposed Site Plan OSP Dwg P301 are marked by blue but the reason for this is not explained in the key. It does not appear to be the Root Protection Area that is marked by the fainter 'threepenny bit' line.
 - 3 The tree replacements are all generally small species with the exception of the planting of one oak tree. This is acceptable given the domestic situation and the retention of the perimeter planting.
 - 4 The native hedge species are considered acceptable and the stock fence through the middle of plot dividing hedges should be built with stock-proof mesh (sheep & lamb mesh) rather than stock wire (as stated) to prevent pet and child movement between plots until the hedge has developed through it.
 - 5 With regards to the open space to the north east corner of the Site who is going to own and maintain it? Where is the LMMP for it? Who has responsibility for boundary hedge and tree ownership, inspection and future works? These planted boundary features are required to be retained to make the proposals acceptable from a visual setting point of view.

Conditions & Reasons (if required)

The following landscape and tree related conditions are suggested to you as a way of delivering an acceptable scheme from a landscape, visual and arboricultural perspective:

Landscaping

Notwithstanding the submitted landscape proposals and prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason - To ensure adequate planting 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) and to correct tree retention anomalies between the various submitted Application drawings.

Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation

Reason - 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 and to correct tree retention anomalies between the various submitted Application drawings.

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.

Reason - 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 and to correct tree retention anomalies between the various submitted Application drawings.

Landscape management

Prior to the commencement of the development 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.

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

Please contact us if we can be of further assistance and we trust these comments assist in your determination of this Planning Application.

Date:	29 th July 2025	Signed:	Stuart Ryder
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