

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	253110
Address:	Bunninghams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Full planning application for the proposed erection of seven two-storey dwelling houses with a central access road, associated parking, landscaping and ancillary works, following the demolition of existing workshops and light industrial buildings and the clearance of associated hardstanding and landscaping.		
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

Site is an old farm site with barns and outbuildings. There is an area of recognised Japanese Knotweed within the site and a report is submitted which includes a location plan for the knotweed and a biological control area.

In order to comply with Policy CC03 of the Local Plan, I require an Arboricultural Impact Assessment (AIA) to BS5837:2012 ASAP which includes all site vegetation including; trees, hedges, scrub within the survey, and the species present. Please include a Tree Constraints Plan within the AIA that shows the location of the Japanese Knotweed in relation to the other site vegetation.

Conditions & Reasons (if required)

Policies CC03, TB21

Date:	17.2.26	Signed:	BRC
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