

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251160
Address:	Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 233086 dated 09/05/25. Condition 3 relates to ground and building levels; 6 to highway construction details; 7 to access construction; 9 to cycle parking; 11 to a Construction Environmental Management Plan (Biodiversity); 12 to ecological enhancement; 13 to biodiversity gain; 14 to a Habitat Creation Management and Monitoring Plan; 15 to landscape proposals; 16 to a Landscape and Ecological Management Plan; 17 to protection of trees; 19 to a Sustainable Urban Drainage System; 20 to archaeology, and 23 to accessibility.		
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

Hard Landscaping Plan – JDF-901 – Rev. F shows sheds in rear gardens but these are not shown on Tree Protection Plan or the planting plan – Dwg. No. TTI-SM-PHJD2102001 Rev. F . I have no objection to sheds but they must be located outside of root protection areas of trees, and added to the Tree Protection Plan and the Planting Plan as well as the Hard Landscape Plan.

Blue cross hatch is shown on the Hard Landscape Plan – assume this is the construction exclusion zone but it is not keyed into the drawing – **Add to key**

The scale of the hatched areas in the key doesn't match that of the drawing and could be clearer.- **adjust on drawing**

There are no hedgehog highways on Plots 6,7,8 to the north of the site, please remedy. – **Add to drawing**

Condition 17 – Protection of Trees

The Tree Protection Plan – Rev. C February 2025 shows a green strip along the east side of the site and is labelled a ‘Segregated walkway’ within the construction exclusion zone. Is this an elevated walkway or laid over woodchip (to protect the RPA. Or is it an existing walkway? Please advise as it is not included in the AMS and there is no other information on the plan. – **Please address**

Condition 15 – Landscape Proposals

I have no objection to the selected species for the front gardens of the dwellings , it is a good mix of evergreen plants that will provide good flowering cover across early spring to autumn.

I have no objection in landscape terms to the proposed tree species and their location.

I have no objection to the native hedge mix, or the proposed wild flower mixes in landscape terms.

Conditions & Reasons (if required)

Date:	28.5.25	Signed:	B. Crafer
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