

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242936
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 223592 dated 09/06/2022. Condition 5 relates to a Construction Environmental Management Plan (CEMP), 8 to biodiversity mitigation and enhancements, 9 to a Landscape and Ecology Management Plan (LEMP) and 13 to drainage details.		
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

Condition 5 - CEMP

The report contains an excerpt of the Tree Protection Plan which is showing a garage in the root protection area of a tree. There is no Plot Number on the drawing but it is the NW sided dwelling. This needs to be adjusted so there is no incursion shown on the plan.

No information about the Segregated Pedestrian Walkway – is it overlaying ground protection measures for the root protection areas along the eastern boundary?

Condition 9 – LEMP

An excerpt of the Biodiversity Enhancements are shown on a plan within the report, it shows the garage (mentioned on Condition 5 above) in a slightly different place so that it is barely encroaching the root protection area. A full Planting Plan is also enclosed Ref. ITTL-SM-PHJD181024 which I have no objection to in terms of landscape enhancements to the development and the wider site.

All the plans need to match – and I require clarification on the position of the garage for the NW plot which must be outside of the root protection area of the nearby trees.

Conditions & Reasons (if required)

Date:	28.11.24	Signed:	B. Crafer
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