

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252230
Address:	The Haulage Yard, Land Adjacent to Bramble Cottage at, 183 Hyde End Road, Spencers Wood, RG7 1BU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 231885 dated 24.01.2024. Condition 3. Materials. 4. Drainage. 5. Landscaping Scheme. 6. Arboricultural Impact Assessment. 7. Biodiversity Net Gain. 8. CEMP. 9. Construction Method Statement. 10. Parking and Turning. 11. EVC Charging and Cycle Parking. 12. Construction Phase Emergency Plan.		
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 3 – Materials

No comment.

Condition 4 – Drainage

I have no objection to the information shown on the Surface Water Drainage Layout drawing.

Condition 5 – Landscaping Scheme

A Detailed Planting Plan & Schedule (Rev A) and Surface Materials Plans (Rev A) have been provided to discharge this condition.

The proposed mixed native hedgerow around the dwelling, front and rear gardens is not labelled on the drawing. Details of the numbers of individual plants will need to be provided.

Condition 6 – Arboricultural Impact Assessment

An Arboricultural Method Statement by Green Earth Arboricultural & Environmental Consultants dated 14th February 2024 is submitted to discharge this condition. A Tree Protection Plan can be found in Appendix 2.

In order to allow construction of the drive within the RPA of the protected tree a suspended deck or root bridge system (Green Grid Systems) is proposed to be used and this will need to be installed prior to any other works taking place on site. I have no objection to this system as it has been used on other sites to great effect, however we will need to have a site-specific drawing showing how this system can be implemented. The drawing will need to include existing ground levels and associated levels of the root bridge and especially details of how the root bridge will join into existing levels at the site boundary.

The route of the services into the site will need to be identified as we will need to ensure this is outside the RPA of the tree.

The table in Appendix 1 of the AMS will need to include an additional stage to the site visits listed to supervise the installation of the root bridge.

Condition 7 – Biodiversity Net Gain

No comment.

Condition 8 – CEMP

No comment.

Condition 9 – Construction Method Statement

I have no objection to the submitted CEMP. It includes reference to the AMS and tree protection plan and shows the location of the tree protection fencing and suspended deck system.

Date:	17 th October 2025	Signed:	C. Brimble
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