

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251450
Address:	353 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling, with associated landscaping and swimming pool.		
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

The site is within the Finchampstead North settlement area. There is an existing detached dwelling on the site which will be replaced by a larger detached dwelling.

To the rear of the site is a woodland protected by 555/1992.

To the front of the site is a large garden with a group of Scots Pine and Silver Birch trees in the front half of the garden. They are protected by TPO 1320-2009 . A Tree Report dated March 2025 is submitted from Advanced Tree Services and includes an Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan to BS5837:2012.

Nine Mile Ride is a Green Route and characterised by mature trees and hedgerows which provide a setting for the dwellings and trees and woodland in rear gardens and beyond are also a typical feature of the street scene.

The report states that 4 of the protected Scots Pine are in decline. I note that the surface beneath the trees is exposed topsoil. It looks from the enclosed photos that the area beneath the trees is used for parking – this compacts the soil and will adversely impact the trees. Providing alternative parking arrangements as part of the proposals will be important in securing the wellbeing of the trees. Ameliorating

the soil would help to build up soil nutrients as well as aiding access to moisture. The Arboricultural Consultant can advise on methods for decompaction of the soil.

Policy CC03-2/d of the Local Plan states that development proposals should demonstrate how they can protect and retain trees through development to ensure they continue to contribute to the landscape character of Nine Mile Ride. I suggest the information on protecting the trees and their growing environment going forward to be added to the AMS as part of a tree protection condition. Growing low groundcover will also help to protect the soil and growing environment.

I note that the Tree Protection Plan is included around the existing concrete hardstanding. And at the rear of a gravel parking area. This plan appears to apply to both the demolition project to remove the existing house, and the construction project for the new dwellings. This is acceptable – although we will need more information about contractor parking areas and storage of materials/ material deliveries in a Construction Management Plan.

I have no objection to the proposed development. The tree protection plan does not include the tree root protection and canopy areas on the plan. These need to be added. The plan should also show the extent of the development including parking areas, and access drive.

I require a Tree Protection Condition in the form of an Arboricultural Method Statement to BS5837:2012 and include an updated Tree Protection Plan and mitigation as appropriate. The plan needs to include the approved layout which and the canopies and RPAs as well as the approved layout. The AMS should also contain proposals for the area beneath the trees, including amelioration of the soil and a planting scheme to include non-competitive ground cover plants and woodland bulbs. This will help to retain the character of Nine Mile Ride and aid some recovery of the trees.

Conditions & Reasons (if required)

Condition CL7 – Tree Protection

Condition CL5 – Landscape Proposals including hard surfacing, planting proposals

Date:	29.8.25	Signed:	BRC
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