

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260549
Address:	Land East Of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 241567 dated 29.09.2025. Condition 25 relates to protection of trees.		
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 25 – Protection of Trees

The condition is in relation to an Addendum Arboricultural Note (AAN) edp4070_r015a has been produced to assess the new proposals which are a result of comments raised by consultees and another revision to the site layout shown in Appendix EDP1, and Levels and Drainage Strategy see Appendix EDP2. The changes result in the reduction of 2 dwellings and repositioning dwellings further away from the southern boundary.

The AAN reviews implication of changes and clarifies how revisions to layout affect the existing Arboricultural Implications Assessment EDP4070_r013.

The new proposals are shown in Appendices EDP1 and 2 which overlay the Tree Constraints Plan, resulting in the Tree Protection Plan EDP1. In previous comments I recommended that tree T2 be treated as a Veteran tree, and the Government Standing Advice for a dbh x 15 formula applied to create a recognised Veteran tree buffer zone. I suggested a radius of 19.2m which has been applied.

In addition, there are 5 'B' quality Oak trees fronting Longwater Road and a section of H31 hedge to be removed to facilitate the entrance. These removals were agreed as an essential part of the works, and additional / replacement tree planting was agreed within the scheme.

Tree T5 has also been provided with an extended protection area of 19.2m and these measurements are shown on drawing number CATE230603 SL01 Rev. A6 26.3.24, however these changes to the root protection / veteran tree buffer zone are not shown on the accompanying Tree Protection Plan in the AAN Drawing Number EDP4070_d034c 18.11.24. It might be that this drawing being included in a document is incorrectly scaled – but the PRA BZ appear to be based on 12 x the dbh.

I cannot agree to the AAN or discharge the condition until the correct updated information has been provided.

Conditions & Reasons (if required)

Date:	26.3.26	Signed:	BRC
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