

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260457
Address:	Land to the South West of 1 Norton Road, Riseley, Wokingham, RG7 1SH.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom detached dwelling to include rooflights and 7no. dormers plus double carport, parking and access.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes – 24.03.2026		

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

Subject to conditions below, the Council Tree and Landscape Officer has no objection to the proposed erection of 1no. 4 bedroom detached dwelling to include rooflights and 7no. dormers plus double carport, parking and access.

The Site is located within the rural village of Riseley to the southwest of 1 Norton Road, with the proposed development appearing to split this land into two parcels, which has been the case historically according to 1900, 1960, and 1976 OS mapping included in Planning, Design & Access Statement. (Ref: Spires Architects, No number, February 2026) Adjacent 1 Norton Road is currently under construction. The Site's front garden will front Norton Road, and its rear garden will back onto Basingstoke Road. Norton Road is a narrow village road with densely sited and varied housing on either side of the road.

The landscape section within the Planning, Design & Access Statement describe on pages 20 and 25 and the Proposed Site Plan illustrates the intentions for the landscape and boundary treatment intentions for this Site, including trees and hedges to be retained, removed, replaced, and maintained back into a hedge. (Ref: Spires Architects, Proposed Site Plan, 23.24-152A, 22 January 2026) However, as a condition, the Officer would like to see a simple Landscape Plan which provides

more specific information about the intended species for the replacement tree and about the hedging, what will be retained and replaced and information about planting sizes, spacing, numbers, and time of planting for the new mixed hedging. The location of T3 (yew) is unclear and if it will or will not be incorporated into the new hedging to the side (southwest) of the Site, as per Appendix B of the Arboricultural Impact Assessment. (Ref: Catherine Fforde, SJ Stephens Associates, AIA 2545, 9 February 2026) Also, the Officer would like to understand the intentions for the large grassy mound located near the western boundary of the Site. (CC03)

Additionally, as a condition, the proposed mitigation measures described within the submitted AIA and illustrated in the Tree Protection Plan should be adhered to. (Ref: SJ Stephens Associates, 2545-01, Feb 2026)

Conditions & Reasons (if required)

CL4 - LANDSCAPING DETAILS (small scale)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

CL6 - RETENTION OF EXISTING TREES/SHRUBS/HEDGES

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 - PROTECTION OF EXISTING TREES etc. (small sites). Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment by Catherine Fforde of SJ Stephens Associates and dated 9 February 2026 including notes indicated within the Tree Protection Plan (Ref: SJ Stephens Associates, 2545-01, February 2026) (hereinafter, to as the Approved Scheme).

- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained

Date:	25/03/2026	Signed:	L. Abbott
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