

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250957
Address:	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE.		
Proposal:	Application to vary conditions 3, 4, 5, 6, 7, 8 and 10 of planning consent 220792 for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective). Condition 3 refers to bat licence; 4 to external materials; 5 to landscaping; 6 to landscape management; 7 to drainage; 8 to boundary treatment; 10 to cycle parking details. The variation is to allow removal of condition 3 and details to comply with condition 4, change of wording and details to comply with conditions 5, 6, 7, 8, 10.		
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

Variation/change of wording to Conditions;

5. Landscaping – The applicant requests that the original wording of the condition to be changed to read;

The development shall be implemented in accordance with the landscaping proposal on the following plans prepared by The Jonathan Barlow Partnership:

- *Proposed Rear Protection Area, drawing number PL 01*
- *Landscape site plan drawing number PL05*

The approved works shall be carried out within the first planting season following occupation of the property. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

I have looked at the drawings but the scale of them is incorrect, and I am unable to measure them to check the 'Protection Zone' (for the Ancient Woodland which is 15m from the edge of the existing canopy) is in the correct place.

In my previous comments 11.4.22 I asked for enhancement of the Buffer Zone to the Ancient Woodland to be a mix of large to medium native species trees;

Within the area of the buffer zone a woodland planting scheme is required to include species listed in the Tree Schedule, and others to form the different woodland layers from shrubs/scrub, understorey and climax species. I suggest for starters; Oak, Birch, Beech. Scots Pine for climax species, and Sorbus (Rowan), Holly, Hawthorn, Rose and Honeysuckle climbers. Ground flora could also form part of the scheme. The woodland buffer zone planting should be cordoned off with informal netting whilst its getting established and all new trees planted with biodegradable tree guards.

I cannot see a planting scheme on any of the drawings or information pertaining to a landscape scheme or indeed a Landscape Management Plan (Condition 6).

6. Landscape Management – Please submit in relation to the planting scheme.

8 Boundary Treatment – I am happy to discharge this condition

Regarding the boundary treatment of 1.8m close board fencing I asked for the following;

For the northern boundary; plant a native hedgerow mix of species to the front of the fencing to screen it from the view to include ; Holly, Privet, Yew, Dog rose, Rowan, Oak, Birch, Blackthorn, Hawthorn, Hazel. The mix should also be used inside the eastern boundary to screen this extended length of blank fencing in the wider site from view and to provide maximum opportunities for biodiversity to flourish. NO LAUREL TO BE INCLUDED IN MIX please.

I asked for this planting to screen the fencing to the public amenity on the northern site boundaries. I note from the Site Plan PL05 that hedging has been planted along the western boundary fencing – although I can see no information as to what species it is and they do all look the same, rather than the mixed native species I requested. Mixed species hedges are less formal and in the case of the site being located in the countryside which has a highly wooded character, this is most appropriate.

The enhancement planting to the Ancient Woodland Buffer Zone follows the Government Guidance on Ancient Woodland which I have detailed in my comments from April '22. It is based on NPPF Paragraph 193c.

I suggest the best way forward is to consult either the Arboricultural Consultant to with regard to enhancement planting to the Buffer Zone – which does not require it to be completely covered but to be a balanced approach. The Buffer Zone will need to be fenced off until the plants area established. Native transplants at 60-90cm height bare root are very reasonably priced and can be slot planted.

I am happy to discharge the Boundary Treatment condition as I can see from the photos that planting has been carried out along the western boundary.

In submitting revised drawings please ensure that they are to scale and can be measured . The location of the edge of the Ancient Woodland needs to be set on the Site Plan with the 15m buffer zone included, and in the correct location in relation to the house. Once this baseline is correct a scheme for enhancement of the buffer zone can be produced with accuracy and comply with Policies TB21 and CC03 of the Local Plan.

Conditions & Reasons (if required)

Date:	2.6.25	Signed:	B. Crafer
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