

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250875
Address:	Foxhaven, Remenham Church Lane, Remenham, Wokingham, RG9 3EX.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242664 dated 16/01/2025. Condition 9 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 9 – Protection of Trees

The Tree Protection Plan shows proposed planting of hedges in a designed and structured way that extend into the Ancient Woodland Buffer. The Government Standing Advice on Ancient and Veteran Trees does recommend the buffer zone to be used as a garden.

The first paragraph of Condition 9 reads as follows;

*9. Protection of trees - a) No further development shall take place until an amended Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. **The amended AMS shall show the final layout as approved and any further adjustments as may be required, and include bespoke details of the programme of works for planting and restocking, and an overlay of the landscape design with the tree planting proposals.** No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).*

The Arboricultural Method Statement – April 2025 includes the Tree Protection Plan at Appendix 1 – CwT-TPP-25-03-02 dated 2.4.25 overlaid with an outline layout of the house, driveways and gardens. Hard and Soft Landscaping Scheme - Ref. 24.LYN.502 – Rory Andrews.

The layout includes shaded pale green areas of proposed mixed native woodland planting integrating elements of the landscape proposals with the woodland management proposals (or re-stocking areas) which complies with the wording of the condition.

A Schedule of Works is referred to on page 16 under 'Landscaping; cultivation and planting of landscaped areas in close proximity to retained trees' Bullitt 4 states;

The site agent, landscape designer, landscape contractor and retained arboriculturist will liaise to agree the scope of the landscape works within the designated tree protection areas and produce a programme of works and bespoke AMS detailing timing and methodology of such works that will minimise potential for negative impact to retained trees

The TPP includes a landscape design but it is noted that this encroaches the buffer zone of the ancient woodland shaded in pale blue. The Government Standing Advice advises on what should and should not be included in a buffer zone, see below.

Where possible, a buffer zone should:

- contribute to wider ecological networks
- be part of the green infrastructure of the area

It should consist of semi-natural habitats such as:

- woodland
- a mix of scrub, grassland, heathland and wetland planting

You should plant buffer zones with local and appropriate native species.

You should consider if access is appropriate and can allow access to buffer zones if the habitat is not harmed by trampling.

You should avoid including gardens in buffer zones.

You should avoid sustainable drainage schemes unless:

- they respect root protection areas
- any change to the water table does not adversely affect ancient woodland or ancient and veteran trees

The landscape design is of formal hedgerows and topiary and includes a number of tree symbols but in different sizes. The hedges are a formalised design which is not in keeping with the natural evolution of a woodland. There is no information about

the design or the type of hedge/topiary and tree species proposed. It is also clear that a number of the proposed trees are planted in root protection areas beneath canopies of existing trees and might struggle to survive, and an alternative location should be considered.

In order to discharge the AMS we need to see the detailed Landscape Proposals and a Planting Scheme with species, size and number of plants used which must show the planting proposals for both within the woodland and buffer zone, but also the proposals for the garden spaces outside of the woodland and BZ. This needs to be a combined approach that ensures that the garden proposals can work naturally with the BZ but still adhere to the Government Standing Advice.

Please submit drawings for Condition 10 and revise and update the Tree Protection Plan and layout overlay as per Condition 9 and re-submit.

For info the detail of Condition 10 below;

10. Hard and Soft Landscape Proposals: Landscaping - to gardens outside of Ancient Woodland Buffer Zone - Prior to the first use or occupation of the Public: Information that can be seen and used by everyone inside and outside the Council. development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include hard landscape materials and soft landscape proposals including planting schedule and planting specification in liaison with an Arboricultural Consultant. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. 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.

The submitted AMS refers on p. 16 to a 'bespoke AMS detailing the timing and methodology to include the scope of the landscape works within the designated tree protection areas'. Will the bespoke AMS follow discharge of Condition 9 and 10?

For information:

Condition 11 refers specifically to the Woodland and Landscape Management Plan but must also include the long term design objectives for both the woodland and BZ and the garden space.

Conditions & Reasons (if required)

Date:	20.5.25	Signed:	B. Crafer
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