

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252177
Address:	7A The Ridgeway, Woodley, Wokingham, RG5 3QD.		
Proposal:	Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.		
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

I have no objection to this application.

A Tree Protection Plan (697-2111-7/18/2025 TPP) dated 25th September 2025 has been provided with the application to show how the vegetation within the rear garden can be protected during the construction of the new dwelling and this is acceptable.

A landscape condition will need to be included to provide a landscape scheme at the front of the site along the front boundary in accordance with Local Plan Policy CC03.

The driveway design is acceptable but will need to be detailed and resubmitted as Condition CL4 Landscaping Details.

Conditions & Reasons (if required)

CL4 – Landscaping details

CL7 – Protection of trees (amended condition)

a) No development or other operations shall take place except in complete accordance with the details as shown on the Tree Protection Plan (697-2111-7/18/2025 TPP) by Harrison Arboriculture Ltd (hereinafter referred 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:	8.10.25	Signed:	B. Crafer
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