

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	250995
Address:	Croft House, Croft Road, Spencers Wood, Wokingham, RG2 9EY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232333 dated 26.11.2024. Condition 3 relates to External materials; 6 to Boundary Treatment; 8 to Landscaping; 12 to Construction method statement; 13 to Construction Environment Management Plan (Biodiversity); 14 to Construction Phase Emergency Plan; 20 to External lighting.		
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 3 – External materials

The proposed external materials are detailed in the Schedule of Materials document dated April 2025. Two types of paving are shown: Marshall's Drivesett Tegula Priora permeable block pavers and Bradstone Yorkvale "Autumn Brown". The location and extent of each of these materials will need to be shown on the Landscape Scheme drawing submitted for Condition 8.

Condition 6 – Boundary Treatment

Some of the boundary treatments are indicated on the Landscape Scheme drawing (251533/03). The drawing shows the existing closeboard fence is to be retained on the western boundary but not the northern boundary. If the existing fence is to be retained on the northern boundary this should be indicated.

It is not clear whether there is to be any fencing on the eastern boundary. Will the existing fence and gates be retained or will it be replaced.

I note that ranch style (timber post and rail) fencing is shown along the boundary with Croft Road and detailed on the landscape drawing. I presume this will extend along the length of this boundary and this will need to be confirmed on the drawing.

Condition 8 – Landscaping

A landscape scheme is shown on the Landscape Scheme drawing (251533/03). Please see comments made above relating to the boundary treatments and surface materials which will need to be indicated and / or clarified on the drawing.

As part of the original planning consent (232333) a Tree Protection Plan was submitted and approved which indicated the existing trees within the site to be either retained or removed. During the application process a TPO (1958-2024) was served and confirmed for all trees within the site so that the trees could be properly assessed through the application process and to ensure that if any were indicated to be removed as part of the application then replacements would be required through a landscape condition. As part of the approval a number of poor-quality trees were shown to be removed adjacent to Croft Road and therefore additional planting including trees will need to be provided along the southern boundary of the site as part of the landscape scheme.

The landscape drawing will need to clearly show the existing trees and understory to be retained along the southern boundary along with new native trees planting to strengthen the existing tree belt along the road and to comply with MDD Local Plan Policy CC03.

Condition 12 – Construction Method Statement

The Construction Method Statement dated April 2025 refers to the tree protection fencing the location of which is shown on the Site Operations Plan. I have no objection to this document.

Condition 13 – Construction Environment Management Plan (Biodiversity)

A Construction Environmental Management Plan dated 22nd April 2025 has been submitted to discharge this condition. Figure 3 indicates the location of the proposed Heras fencing; however the location will need to be in accordance with the approved Tree Protection Plan drawing.

Condition 14 – Construction Phase Emergency Plan

No comment.

Condition 20 – External lighting

No comment.

Date:	27 th May 2025	Signed:	C. Brimble
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