

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 are now shown on the revised Landscape Scheme (rev A) drawing submitted for Condition 8.

Condition 6 – Boundary Treatment

All the boundary treatments are now indicated on the Landscape Scheme drawing (251533/03 A) which is acceptable in relation to this condition.

Condition 8 – Landscaping

A revised landscape scheme is shown on the Landscape Scheme drawing (251533/03 Rev A).

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..

The landscape drawing is now showing all the trees along the southern boundary to be retained, and this is also supplemented with additional tree planting. The landscape drawing is now acceptable.

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 revised Construction Environmental Management Plan (Rev 01) dated 3rd July 2025 has been submitted to discharge this condition. This document now includes the approved Tree Protection Plan drawing showing the location of the Heras fencing. This is now acceptable.

Condition 14 – Construction Phase Emergency Plan

No comment.

Condition 20 – External lighting

No comment.

Date:	22 nd July 2025	Signed:	C. Brimble
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