

M E M O R A N D U M

From:	Brigitte Crafer Landscape Architect	To (Case Officer):	Connie Davis
Service	WBC Landscape and Trees	App No:	250835 – V3
Rev.			
Address:	Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Outline application for the proposed erection of 3 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Revised plans are submitted which shows the development of 3 dwellings arranged sympathetically around the triangular shaped site, which avoids existing tree canopies. Plot 1 is located quite close to the canopy of tree T2 which is within 2.5m of the SW projection of the proposed dwelling. T2 is protected by TPO 914-1997.

Arboricultural Information – Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement – Rev. 04 19.2.26 – 25_5837_02_07

The site access has been relocated to avoid the 'A' category trees and to overcome highway constraints. The site entrance is now 55m south of the northern extent of the site, and will result in the removal of 4 trees 3 of which are 'C' category T23, T24, T25, except for the Oak – T22 which is a 'B' quality. The loss of T25 is regrettable, however this tree is not a protected tree and can be replaced with a new Oak tree elsewhere on the site at a good size such as 14-16cm girth. In addition to the loss of the 4 trees at the entrance, hedgerows H1 and H11 will need to be removed. H1 is

There will be a slight incursion into the root protection area of T21 from the access but this is to the periphery of the RPA where excavation will be supervised by the Arboriculturalist. No Dig construction methodology will be used for the access formation using Cellweb over a geotextile membrane covered with a permeable surfacing.

Hedge H11 is an ornamental hedge of Cherry Laurel located south-east of the access which needs to be removed in its entirety to facilitate the visibility splay. The hedge will be replaced with a native hedge which is more suitable to the landscape character of the area.

A native hedge is now proposed to the site boundary in place of the close board fence to the southern boundary with Hutts Farm, and to the western and eastern site boundaries.

At paragraph 4.5 of the AIA/AMS is a methodology for planting native hedge within the RPA of trees T1 and T2 along the southern boundary which is acceptable.

I have no objection to the revised and updated tree information including the Tree Protection Plan, and no other information is required unless there are any changes to the layout that effects trees.

I require a detailed landscape scheme as a condition, including hard landscaping and boundary treatments, and a soft landscape design to include replacement trees and hedgerows, as well as any other structural planting within the plots in accordance with Policies CP3, CC03, TB21.

Conditions & Reasons (if required)			
See above			
Date:	25.2.26	Signed:	B. Crafer