

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252255
Address:	Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 231351 dated 12.11.2024. Condition 3 relates to materials, 4 to ground and building levels, 6 to construction management, 9 to landscape details (large scale), 11 to protection of existing trees, 12 to landscape management plan, 13 to earth mounding and contouring, 14 to hedgerows, 15 to contamination, 17 to cycle parking, 18 to details of car and motorcycle parking, 20 to vehicle turning, 21 to construction access, 22 to access, 25 to travel plan, 26 to walking and cycling strategy, 27 to LEMP, 28 to ecological permeability, 29 to details of boundary walls and fences, 30 to noise impact assessment, 31 to odour extraction details, 32 to drainage, 35 to BREEAM compliance, 37 to communications plan, 42 to bat Licence.		
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

Although I am commenting on the information provided with this conditions application, there are a considerable number of issues I have raised that first need to be resolved through the RM application (252179). These comments have been repeated in response to this application where appropriate.

It would have been helpful if the applicant had included a covering letter guiding us to which plan, or document relates to which condition as this was not always clear.

Condition 3 – Materials

Further details on materials will need to be provided.

Condition 4 - Ground and building levels

The Proposed Levels drawing (25047 - ARC - XX - XX - DR - C - 6000 - P4) and External Works General Arrangement drawing (25047 - ARC - XX - XX - DR - C - 6001 - P3) have been submitted to discharge this condition. The implication of what is being shown on both drawings is existing ground levels will be raised in the southern part of the site by up to 1m requiring these to be graded back to existing levels on the southern boundary. As I have indicated though my comments on the RM application, this will have implications on the existing vegetation shown to be retained. Although I have no objection to the removal (and replacement) of the existing fragmented hedgerow on the southern boundary, other ground level changes in the root protection areas of trees to be retained are not acceptable and further work will need to be undertaken to avoid these ground level changes across the whole site.

Due to proposed level changes within the site a retaining wall is required on the western boundary with Rosary Cottage. Level changes should be contained within the site rather than push these to the site boundaries where these will have a detrimental effect on the neighbouring property.

Condition 6 – Construction management

A Construction Logistics & Environmental Management Plan by Lawrence Baker and dated July 2025 (V3) has been provided to discharge this condition.

It is essential the site setup plan within the CEMP includes the location of the approved tree protection fencing. All works within the site will need to be outside the tree protection fencing. I have raised issues regarding changes in levels within root protection areas which are not acceptable, and the contractor will need to be aware of these constraints. At the time of writing these issues have not been resolved so I suggest the CEMP is only revised once we are satisfied with any amendments.

The proposed site compound shown on the site set up plan is at the northern end of the adjacent paddock where there is an existing structure used as stables, and area used for parking. The access into the field from Doles Lane is currently across an unmade grassed area with a large tree growing close to this access. We will need to understand what changes and/or improvements are required to gain access into this area and if an upgrade to the existing surfaces will be necessary as any changes are likely to have a detrimental impact on the adjacent mature tree. I suggest the trees outside the compound area to the north are also fenced off to prevent any additional parking occurring leading to soil compaction which will cause harm to the trees in the long term.

Condition 9 – landscape details (large scale)

A Landscape Masterplan and detailed landscape drawings have been submitted as to discharge this condition. I have made detailed comments on the Landscape Masterplan as part of the RM application as there are a number of issues that need to be resolved prior to considering the detailed planting proposals as part of this application. Please refer to comments made on the RM application to understand the changes necessary to make both applications acceptable.

Condition 11 – Protection of existing trees

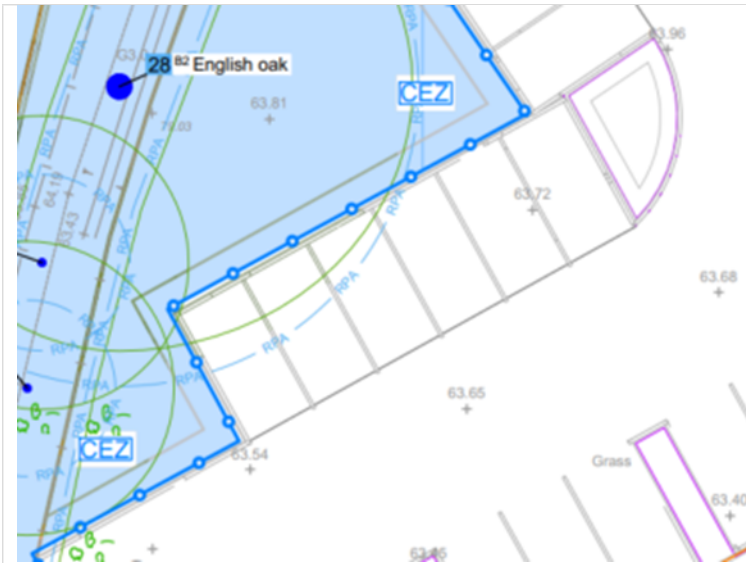
An Arboricultural Report including a Tree Protection Plan by Mark Welby dated 20th August 2025 been submitted to discharge this condition. However, I have also made comments on this document in the RM application where we would normally expect an Arboricultural Impact Assessment (AIA) to be submitted in order that we can understand the effects of the proposed development on the trees in and surrounding the site. I reiterate those comments below.

The proposed tree removals are detailed on the TPP in a separate table and other tree works are detailed in section 4.4 of the Arb Report. This includes the removal of dead stems within the group of Scots Pines identified as #17. These are growing on the corner of Evendons Lane and Blagrove Lane in a visually significant location. We will need to understand how many of this group need to be removed for safety reasons and whether their removal will affect the viability of the remaining pines as they have grown up together. This is important as this group was previously indicated as helping to mitigate the visual impact of the care home in views from Evendons Lane. Once we fully understand the extent of the removal, the landscape proposals will need to show replacement tree planting in this area.

The mixed broadleaf hedgerow (# 12) along Evendons Lane is shown to be retained as part of the proposals. This hedgerow is very sparse and contains a lot of elm (mostly dead or dying) and bramble with several other broadleaf species. When looking at the Proposed Levels drawing it is clear this vegetation cannot be retained due to the increase in levels across the site to accommodate the FFL of the care home and the need to grade the levels back down to existing at the site boundary. I have no objection to the removal of hedgerow #12, as it is relatively poor quality, however a suitable replacement hedgerow with trees will need to be identified on the landscape drawing.

In considering the trees and vegetation to be retained as shown on the TPP in relation to the Proposed Levels drawing, there appears to be other conflicts where proposed changes in ground level across the site encroach into the construction exclusion zone inside the tree protection fencing. This is not acceptable and will need to be re-examined to design out any ground level changes in these areas, as ground level changes however small could lead to the decline in health of the retained trees.

The parking bays within the RPA of #28 a category B Oak, but outside the location of the tree protection fencing, will need to be identified as being no-dig on the TPP, i.e. constructed above the existing ground levels (see area in question below). The Proposed Levels drawing indicates existing ground levels will be reduced in this area to form the finished surfacing level, and this doesn't account for the further excavation required for constriction of the parking bays (approximately 430mm based on construction details). A 600mm reduction in ground levels in the RPA of the retained tree is not acceptable and a design solution will need to be found to ensure a no-dig solution can be implemented in this location instead.



Having reviewed the CEMP it is noted that the proposed site compound shown on the site set up plan is at the northern end of the adjacent paddock. The access into the field from Doles Lane is currently across an unmade grassed area with a large tree growing close to this access. The location of the site compound will require a number of changes in this area which is likely to have an effect on the off-site trees growing to the north the compound in an informal area of open land adjacent to the highway. The AIA will need to survey these trees and consider the proposed impacts and suggest mitigation to reduce any harmful effects.

Condition 12 – Landscape management plan

A Landscape Management and Maintenance plan by ijLA and dated August 2025 has been submitted to discharge this condition. I will review this document once changes have been made to the landscape drawings in accordance with my comments made for the RM application.

Condition 13 – Earth mounding and contouring

See comments I made regarding condition 4 – levels and relevant issues related to ground level changes I made for the RM application.

Condition 14 – Hedgerows

A Hedgerow Mitigation and Compensation Strategy document by Pioneer Environment dated 21st August 2025 will need to be updated once changes have been made to the AIA and landscape drawings to address my comments.

Condition 21 – Construction access

I presume the details of the temporary access to the site compound will also fall under this condition. Please see my comments regarding the CEMP and issues related to the site compound and access which is to the north-west of the site.

Condition 27 – LEMP

The applicant will need to confirm that the Landscape Management and Maintenance plan by ijLA submitted in relation to condition 12, has also been submitted as part of this condition or whether a separate document will be provided. I suggest a combined report is provided.

Condition 29 – Details of boundary walls and fences

The boundary details appear to be shown on the Landscape Masterplan. As part of the proposals, we will need to understand the boundary treatment strategy throughout the site and examples provided of the types of fencing to be used. As the site is in a countryside location the use of 1.8m high metal railings on the southern and majority of the eastern boundary of the site is not appropriate, especially when 1.5m railings are proposed around the private spaces. It would be preferable for the fencing on the public facing boundaries to reflect the semi-rural character of the site, and as such something like chestnut cleft fencing, in association with a native hedgerow and tree planting should be used instead.

Condition 32 – Drainage

The Drainage General Arrangement drawing (25047 - ARC - XX - XX - DR - C - 5000 - P4) has been provided as part of the drainage information. This drawing indicates permeable paving is proposed for the parking spaces; however, this will need to be considered in conjunction with my earlier comments regarding the need to use no dig paving in the root protection area of the adjacent tree #28.

I have no comments to make on the following conditions:

- 15 – contamination
- 17 – cycle parking
- 18 – details of car and motorcycle parking
- 20 – vehicle turning
- 22 – access
- 25 – travel plan
- 26 – walking and cycling strategy
- 28 – ecological permeability
- 30 – noise impact assessment
- 31 – odour extraction details
- 35 – BREEAM compliance
- 37 – communications plan
- 42 – bat Licence

Date:	30 th October 2025	Signed:	C. Brimble
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