
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242189
Address:	Norton Road Riseley, RG7 1SH.		
Proposal:	Full application for the proposed erection of 1 No detached dwelling with associated parking and landscaping following the demolition of the existing dwelling.		
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

The site is located adjacent to the southern Wokingham Borough Council (WBC) boundary at Riseley. 'The Devil's Highway', a Roman Road and non-designated heritage asset crosses the middle of plot, east to west. The site features trees, including mature specimens. The east boundary is impacted by Hart District Tree Preservation Order (TPO) ORD/17/00015, W1, a woodland order on broadleaved trees, 'mainly oak, holly and hawthorn'.

I refer to submissions 231177; 222964; 231443; 242324 site photos; EIA April 24; school house site plan REV2 9332-205 2 13.8.24; proposed elevations 932-210 01 18.7.24; Arboricultural Survey and Impact Assessment Aug 24 and planning statement Aug 24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Wokingham Borough Council Borough Design Guide Supplementary Planning

Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

Circa 3m of front boundary and 1 of the trees, T7 of the tree survey, are within WBCs borders. T7 is a third party owned tree. The development will be seen and impact the Borough as that side is the access and front facing part of the scheme.

I notice the arb submissions have erroneously not adjusted the root protection area (RPA) of trees for the root impermeable surfaces within and outside the site eg Portway road. It seems likely that the roots of T14, T15, T6 and T7 are within the site and that more than 20% of those will be in the area of built form. Twenty percent RPA incursion is the maximum amount stated in the BS5837:2012. This means the scheme is not tenable in tree terms.

From a landscape perspective, the site represents a landscape buffer for the borough boundary, and a buffer in Hart District between a new housing estate at St. Legers Way and existing dwellings along Portway. There are currently views through to the green infrastructure in Hart which the dwelling would permanently obscure and vice versa.

The site is part of a continuous area of woodland that links in the south-west with an area of Ancient and Semi-Natural Woodland known as Saint Leger's Copse and Colin's Copse where there are also areas of Ancient Replanted Woodland. A building of the scale proposed would cause a visual separation of this amenity, to the detriment of the local area.

Overall, I suggest the application does not to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
n/a			
Date:	3.10.24	Signed:	C Ramsey