

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	243228
Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG.		
Proposal:	Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.		
Type of Development:	Major All other developments		
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

My previous comments from 22.11.24 were in response to the Pre-Application advice for this project. I went into some detail to advise the applicants on how to treat a Veteran tree during development.

The tree in question is T56 Atlas Cedar which has been accepted as a Veteran tree in the most recent Arboricultural Impact Assessment – WSP - Ref. UK-UK0027658.3423_RH_ARB_AIA_002 although there has been no change to the development layout that respects the government guidance of a buffer zone 15 times the RPA of the Veteran tree – in this case the buffer zone is 19.5m. On the Illustrative Masterplan Dwg. No. – 0363-BDL-XX-XX-DR-Lo8o1-PO6 the diameter of the root protection area and the tree canopy are incorrect, but they are correct on the Tree Protection Plan Dwg. No. UK002758-3423.04_RH_TRPP.

The proposed overall building height including the roof plant is 10m minus the roof plant is 8m. The lowest canopy branch is 10m from Ground level (GL) and lowest branch height is 9m from GL. The widest part of the canopy N-S is 16m which means the canopy is within 1m of the west facing wall which is an unsustainable relationship. In addition, the footprint of the building is representing a significant incursion into the RPA of T56.

In addition to the above the Illustrative Masterplan is showing fully landscaped area between the west end of the proposed building across the site eastwards. Within the Buffer Zone of T56 is the building itself and areas of hard landscaping, whilst the Standing Advice does not specify off-setting of buffer zones.

It would seem reasonable that some off-setting might be appropriate where existing infrastructure and/or built form lie adjacent to an ancient woodland, ancient or veteran tree/s. However, the Standing Advice does require a larger buffer where the area is:

- less densely wooded
- close to residential areas

So then, it seems reasonable that, according to the Standing Advice, and to be sure to avoid harm to the veteran trees, the buffer zone will need to be larger than currently shown.

SUMMARY

The proposals as they stand are contrary to Policy CC03d of the Local Plan that requires trees, hedges and other landscape features to be protected and retained during development, the NPPF para. 186c .

186. When determining planning applications, local planning authorities should apply the following principles:

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;

The proposals are contrary to the Government Standing Advice on Ancient and Veteran Trees.

I cannot see that my previous comments have been taken on board. I suggest that there are alternative locations, or alternative building orientation, re-routing of the access road which would minimise the impact on all of the trees A less invasive approach is achievable with retention of most of the good quality trees within a garden/recreation area that has the scope to be laid out/designed in such a way that the Veteran tree buffer zone (BZ) is applied and that No Dig paths and construction can be located away from the BZ constraints.

Conditions & Reasons (if required)

Date:	6.2.25	Signed:	B. Crafer
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