

Wokingham Borough Council Planning Department
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

18th July 2024

Ref: 232160 (Planning application conditions)

Dear Planning Team

Project: Wick Hill Lodge, Wick Hill Lane, Finchampstead, Wokingham, RG40 3SS

In regard to the above site and “Householder application for the proposed erection of a new natural pool, pool house and storage shed, following demolition of existing swimming pool, garden sheds and plant room,” there are associated planning conditions and pre commencement conditions we would like to clarify / submit details for approval.

Condition 5.

“Retention of trees and shrubs No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.”

We would to clarify a point on this condition, within the planning proposals there is some clearance of some shrubs and hedges around the pool required to carry out the development. We have shown on drawings “2024-07-11 HTS-TCP-01APH - Wick Hill Lodge RG40 3SS” the area C2. We are also including for the removal of two tree, as indicated on the drawings, marked as T21 and T22, both birches, as part of this submission.

Condition 6.

Protection of trees

“a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved

Scheme"

Please see attached the following documentation for this condition:

- Arboricultural Method Statement (AMS)
- Tree Constraints Plan (TCP). Drawing no. HTS-TCP-01APH. Tree removal.
- Tree Protection Plan (TPP). Drawing no. HTS-TPP-01APH. Demolition phase.
- Tree Protection Plan (TPP). Drawing no. HTS-TPP-02APH. Construction phase.
- Tree Protection Plan (TPP). Drawing no. HTS-TPP-03APH. Construction phase.

Condition 7.

"A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.*

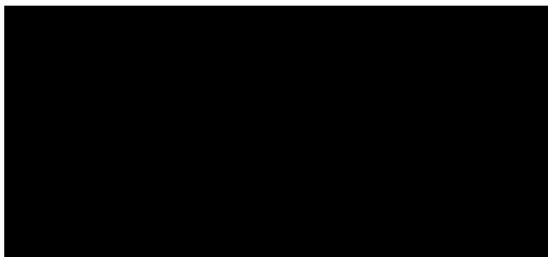
B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the WSI approved under condition (A), the provision made for analysis, publication and dissemination of results, and archive deposition has been secured. Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy."

Please see attached the following documentation for this condition:

- HTS Ltd AMS V1 - Wick Hill Lodge RG40 3SS PH

If you have any questions please do not hesitate to contact me.

Yours sincerely,



Simon Mack RIBA (Director)

for and on behalf of Simon Mack Architecture Ltd