

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250101
Address:	Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ.		
Proposal:	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with playground and canopy, plus associated plant room and sprinkler tank, parking and landscaping.		
Type of Development:	Minor 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

The site is located in Earley Major Development Location. There are no protected trees on the site but there are trees to the SE end and vegetation to the front of the site that must be retained and protected to adhere to Policy CC03 d of the Local Plan.

An Arboricultural Report, including Tree survey Arboricultural Impact Assessment and Method Statement is submitted from Duckworths Ref. 06544/2025 The development can be built with only a minor incursion into the root protection area of T001 Ash a 'C' quality tree, which represents 8% of its RPA from the proposed area of porous hard landscaping which will benefit the longevity of the tree. There is no information regarding services but these can avoid the root protection area of the trees and be directed through the access driveway. Any soakaways should be 5m from the nearest tree. There are 11 trees and 2 tree groups overall, and all of the trees can be retained and protected to BS5837:2012 and Policy CC03d of the Local Plan.

I have no objection to the proposed development – however I do have some queries/recommendations regarding the proposed layout;

- The areas of green space such as the .6m wide green strip between the plant room and the car park is too narrow to be viable and will end up being scuffed and look messy – I suggest that it is removed and the porous hard standing extended to the plant room edge
- The turning area of hardstanding to the SW of the plant room looks quite large is it possible to look at this and give some of the area over to green space thereby the tight areas of green to the SE of the turning area?
- I note on the elevations there is a proposed bow top fence – but I cannot see this on the plan – Im assuming its between the car park and the green? Please clarify
- What are the thoughts for the area of green how will it be used? Will it be as an outdoor space for the children? Its not very large but possibly big enough to have some tables and chairs out in the summer and some planters for growing vegetables? There is space for at least one if not 2 small / medium native trees in this location ideally a flowering tree such as Prunus 'Snow Goose', Malus 'Evereste', Acer campestre, Sorbus aucuparia.

The Tree Protection Plan from Duckworths is acceptable and I do not require any other information unless the layout is changed and any there is any resulting additional impact on trees.

I would like to see enhancement of the vegetated strip facing Radstock Lane, and a design for the outdoor space that includes surfacing for the car park and the area of green space. To this end I require a Landscape Condition to comply with Policy CP1 and CP3 of the CS and Policy CC03e of the Local Plan.

Conditions & Reasons (if required)			
Date:	18.2.25	Signed:	B. Crafer