

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252565
Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH.		
Proposal:	Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage.		
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 a boatyard located on the edge of the River Thames. It is in the Wargrave Conservation Area, in the countryside and the Green Belt. It is also within a area identified as having opportunities for bio-diversity.

The site is within the River Thames Valued Landscape, and within Wokingham Borough Landscape Character Assessment Area A1 'Thames River Valley' a high quality landscape. A key issue for LCA A1 is

High demands for recreation, including watersports, leading to erosion of wildlife habitats, landscape features and impact on tranquillity. Erosion of rights of way, special archaeological, ecological and other landscape features is a continuing concern in this popular area

Demand for residential and commercial development, is continuing to push linear development on the floodplain, with consequent implications for flooding.

The Landscape Strategy for Thames River Valley LCA A1 is;

To conserve and enhance the peaceful, natural character of the meandering river channel, network of streams and channels, belts of bankside woodland and

distinctive willow pollards and other trees and picturesque floodplain edge settlements.

Key aspects to be conserved and actively managed are the river itself, and the adjacent open rural landscape and its features including: ...woodland and wetland habitats, and traditional rural features including pollarded willows. In terms of development, the aim is to conserve the sparse settlement pattern and maintain the low density domestic character....

Landscape Guidelines for A1 LCA include;

Conserve the scenic quality and natural character of the river corridor and tributary streams particularly from development

Conserve and enhance the integration of urban edges on the edge of the floodplain through hedges, wooded boundaries, occasional scrub planting, and large-species trees to provide visual screening.

I note that there are several trees in the area in which the boats are stored out of the water for 6 months over winter. Although I've no objection to the temporary storage of the boats, it will be on a permanent basis every year going forward. From the site visit imagery I note that boats are stored right up to the edges of the tree stems, over the root protection area of the trees such that it will contribute to compaction of the tree roots over time. In order to avoid that the area around the trees will need to be cordoned off to create a permanent barrier to activity with something like a knee rail fence or similar boundary. Grass may grow within the fenced off area and can be raked over and removed. The soil can be scarified with the rake and wild flower seeds scattered which may enhance the look of the fenced off areas beneath the trees.

The following information is required asap;

In order to protect the area beneath the existing trees in the site, it should be fenced off with a low barrier such as kneerail fencing. In order to place the fencing in the right location, an Arboricultural Impact Assessment to BS5837:2012 include Tree Schedule, Tree Survey Plan including root protection area and canopy outline shall be submitted asap.

The root protection area(RPA) will provide a guide for the location of the kneerail fence/ or similar approved, which should be erected outside of the RPA and postholes dug and lined with plastic before being filled with mortar to protect the tree roots from lime burn.

A layout of the kneerail fencing overlaid with tree survey plan to be submitted as a separate document and include specification for fence, and specification/cultivation for meadow grass within the root protection area. No strimmers to be used to remove long grass, but for spent grass to be raked away and disposed off site.

In accordance with Policies CC03 of the Local Plan which requires trees, hedges and other landscape features be retained and protected through development, and high quality planting proposals which will be compliant with the Landscape Strategy for LCA A1 and Policy TB21.

To be provided as additional information and approved as a pre-commencement condition?

Conditions & Reasons (if required)

See above

Date:	3.2.26	Signed:	BRC
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