

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250617
Address:	Building 1040, Eskdale Road, Winnersh Triangle, Winnersh, RG41 5TS.		
Proposal:	Full application for the proposed installation of 4 no. EV charging upstands with associated transformer, meter enclosure and cable laying.		
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 currently a number of car parking spaces surrounded on three sides by trees and soft landscaping, adding an important green oasis to an otherwise hard landscaped area.

I refer to submissions and information application form PP-13854403 14.3.25; Proposed Parking Arrangement Option C 2410036-05 B; landscaping note and Planning Statement Mar 25.

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, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The application form quite correctly notes that there are trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. Much of the shrubbery

and small trees have recently been removed. However, the proposal requires subterranean works in the anticipated rooting area of a least 1 of the remaining trees. So, in accordance with the application form, I request that a BS5837:2012 be provided to agree/redirect the proposed works, as appropriate and offer mitigation for harm to the green amenity.

Once the BS5837:2012 has been agreed by the Authority, as the site has been cleared, I suggest that a landscaping condition should be added to any consent, to replant the area. Assuming these remediations, I believe the application could accord with policies such as CC03, CP03 and TB21.

Conditions & Reasons (if required)			
n/a at this time			
Date:	24.4.25	Signed:	C Ramsey