

MEMORANDUM

From:	(Name) (Job title)
Service	WBC Landscape and Trees
App No:	242063
Address:	Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ.
Proposal:	Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms.
Type of Development:	Minor Gypsy and traveller pitches (1-9)
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

Im in receipt of the following revised plans;

Stie Plan – Drawing Ref. 16698102 Rev D – Minor site layout alterations

Landscaping Plan – Drawing Ref. 16698-104 Rev. D – Minor site layout alterations

Arboricultural Survey – 15.5.24 which contains a Tree Survey Schedule and Tree Constraints Plan – Drawing Ref. Arbtech TCP 01

I have the following queries relating to the Site Plan;

- Proposed Dayroom for Plot 3 appears to be in the root protection area of T07
- Proposed Dayroom for Plot 2 is very close to the retained hedge H01
- The turning head comes very close to the root protection area of T08
- A mobile home in Plot 4 is within the root protection area of T13 Ash that may be felled. Plot 3 Mobile Home is within the root protection area of T05

The Site Plan states that the mobile homes will be on rafts – is this at ground level? We need mitigation where mobile homes are potentially sited in the root protection area of retained trees.

A parking bay for Plot 3 appears to be in the root protection area of T08, and parking bays are proposed to be covered with 'wholestone' – please clarify what this is . Parking bays must be constructed using permeable block paving, and the surface of the overall park also needs to be in permeable surfacing – currently it is not clear what the surfacing is.

I require an upgraded Site Plan that includes all of the above and the surfacing material proposed and where existing is to be retained.

Planting Plan – There is no indication of a Planting Schedule that specifies the species proposed for the native hedgerow or how many offset rows are proposed. As the native hedge appears to straddle the plots I would assume 2 offset rows either side of the actual boundary would be sufficient. Please clarify this on the drawing. No ornamental conifers to be used within the site.

No new trees are proposed – and there should be at least 1 new tree in each plot to the north of the site. Hedgerow tree within the plots boundaries at 10m centres are also advised to include in the specification to comply with Policies CC03e and TB21 of the Local Plan (the site is in the countryside).

I have previously asked for an Arboricultural Implications Assessment (AIA) /Arboricultural Method Statement (AMS) which would cover many of the tree queries and incursions into the root protection areas and proposed mitigation. I have no objection to the scheme, but I need the AIA/AMS to provide all the missing information prior to approval.

Regarding the Planting Plan – I require the tree constraints Plan (as well as Site Plan) to be overlaid on both plans to show the context and spaces outside of the root protection areas so that we can assess the proposals accurately. I require trees to be included to replace the trees lost due to development, which should include at least one native tree in each of the northern plots. These can be small native trees such as Cherry and Hawthorn. I also require the accurate boundary information and the amount of rows of native hedges and their species proposed. I also require a Hedgerow tree at 10m centres that will provide screening between the plots, again these must be native species. The drawing can be provided as a condition – or sent in with the additional information.

Conditions & Reasons (if required)			
CL5 Landscape Proposals			
Date:	10.12.24	Signed:	B. Crafer