
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242805
Address:	Emmbrook Junior School, Emmbrook Road, Wokingham, Wokingham, RG41 1JR.		
Proposal:	Full application for the proposed relocation of Bike Shelter (Retrospective).		
Type of Development:	Major 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 school. The built form is adjacent to the site boundary. The application retrospective.

I refer to submissions photo 5.12.24; planning statement 5.11.24; site plan P-02 1.11.24 and application form PP-13540256 5.11.24.

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.

To the application form question – ‘Are there 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?’ The applicant has ticked no. This appears from past and current site images to be incorrect. Beech, a willow, mature shrubs and conifers bound the scheme. It also appears that green infrastructure has been removed to facilitate the application. The harm to the trees

should be ascertained so that necessary mitigation for the works can be specified for the health and safety of the trees and users of the facility. Therefore, I request a BS5837:2012 survey. Planting on the wider site to replace that which was lost could be conditioned.

As it stands, I suggest the application is contrary to policies such as CC03, CP3 and TB21.

Conditions & Reasons (if required)			
None, at this time.			
Date:	11.12.24	Signed:	C Ramsey