
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250824
Address:	74 Waterloo Road, Wokingham, RG40 2JF.		
Proposal:	Full application for the proposed erection of a 5 bedroom detached dwelling following demolition of existing dwelling.		
Type of Development:	Minor Dwellings (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

The site is set back from all roads, down a private drive featuring trees subject to Tree Preservation Order (TPO) 4/1960 on 9 x single oaks. The site includes and is impacted by mature trees.

I refer to submissions and information 243142; planning statement and Arboricultural Survey to BS5837:2012 5.3.25.

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 driveway features mature TPO trees. The Arboricultural Survey does not include them and does not explain why. It may be that their roots are sufficiently protected by the driveway surface and access pruning will not be required, but we need to know. As it stands, we do not know if the protected amenity will be harmed. The tree submission is a tree survey. There is nothing in the application to link the trees to the built forms. We need a BS5837:2012 Arboricultural Impact Assessment,

as stated in the pre-app. Please request this information so that we may assess the application.

Conditions & Reasons (if required)			
n/a at this time			
Date:	12.6.25	Signed:	C Ramsey