

From: Guoda Vaitkeviciute <guoda.vaitkeviciute@lanproservices.co.uk>
Sent: 09 January 2025 10:33:03 UTC+00:00
To: "Emy Circuit" <Emy.Circuit@wokingham.gov.uk>
Cc: "Tom Pike" <tom@lanproservices.co.uk>; "Ben Borthwick" <ben.borthwick@lanproservices.co.uk>
Subject: RE: 242837 SWDR AMS

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For the attention of
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Hi Emy,

Happy New Year! I hope you had a good Christmas break.

Thank you for forwarding the responses from Catherine and Duncan. We have provided our response in **red** within the email trail below, and trust that this sufficient information for the conditions to be discharged.

Have any further consultee responses been received on any of the conditions please?

Kind regards,

Guoda Vaitkeviciut

e

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From: Emy Circuit <Emy.Circuit@wokingham.gov.uk>
Sent: 12 December 2024 11:50
To: Ben Borthwick <ben.borthwick@lanproservices.co.uk>
Cc: Guoda Vaitkeviciute <guoda.vaitkeviciute@lanproservices.co.uk>
Subject: FW: 242837 SWDR AMS

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Morning Ben,

Please see below Duncan's comments on the AMS. In addition, Catherine requires additional paragraphs to address:

- Tree pruning (even if none is foreseen at this stage) including standard of work and timings.

No pruning is proposed to be undertaken on any trees within the Site, and therefore there is no requirement to include tree pruning details in the AMS.

Paragraph 3.4.1 of the AMS states that "All tree work will be undertaken by a suitably qualified, insured, experienced and authorized arborist working in accordance with British Standard 3998: 2010 Tree Work –Recommendations. No tree works will be undertaken by construction workers unless qualified to do so." This wording ensures that no tree pruning will be undertaken on site.

Furthermore, paragraph 3.4.2 clarifies that if any works (including pruning) are required for trees outside the redline boundary, permissions will be sought before any such works are undertaken. Additionally, paragraph 3.4.4 states that no additional tree works will be undertaken without prior consultation with the project Arboriculturist and an update to the AMS.

- Site monitoring and reporting.

The wording of Condition 11 does not require the AMS to include site monitoring or reporting. The condition only requests a scheme of works and a method statement outlining how the works will be undertaken, which are provided in the AMS.

*Furthermore, BS5837 Site Monitoring section notes that existing planning regulations include the provision for local authorities to enforce planning requirements. The project arboriculturist appointed by the developer can help monitor site activity, but **enforcement is the responsibility of the local authority [our emphasis]**. Therefore, there is no requirement for site monitoring and reporting to be included in the AMS.*

Additionally, the reason for the condition states that it is to allow for the verification by the local planning authority that the necessary measures are in place. The AMS outlines tree protection measures

in detail, which are sufficient for the local authority to verify compliance without the need for explicit site monitoring or reporting.

We therefore contend that the AMS provides sufficient information to be discharged.

On a separate topic, I had a brief conversation with Jean yesterday and advised her that the materials for the footbridge will need to be revised before they can be approved. Timber is not acceptable.

Kind Regards,

Emy Circuit

Emy Circuit

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From: Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>

Sent: 11 December 2024 15:54

To: Emy Circuit <Emy.Circuit@wokingham.gov.uk>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>

Subject: RE: 242837 SWDR AMS

Hi Emy,

I've had time to look at the bat survey reports submitted as part of the CEMP discharge application. The WSP Bat Survey Report (UK-70119179-GAP-BAT) from October 2024 contains all the relevant information for the Arboricultural Method Statement to pick up - particularly Figures 4(a-f) and Appendix A.

Unfortunately, WSP have used a different numbering strategy between their tree survey and bat roost potential survey. This means that the number lists given in Appendix A are useless without direct reference to Figures 4(a-f) and downright misleading if the arb workers are working from the AMS. This needs to be rectified so the AMS has a workable set of plans showing the potential roost feature constraints and mitigation recommendations during removal. The table given in Appendix A needs to be incorporated into the AMS so this information gets to those undertaking the arb work.

The AMS needs to incorporate the recommendations given in 5.1.1 to 5.1.8 of the WSP Bat Survey Report and supply useable reference plans to aid implementation of the mitigation measures identified. The AMS does not make reference to any ecological clerk of works

(ECoW) but supervision of tree removals by an ECoW is the main mitigation measure when it comes to the risk of harm to bats. The AMS needs to be updated to ensure that the work does not take place without this mitigation measure in place.

The AMS does not make any reference to what is to be done with felled trees and/or pulled stumps. This woody resource is important to keep locally rather than remove entirely off-site and/or chip – ideally for eventual use in making hibernacula and saproxylic invertebrate habitat within the planned public open space (I would welcome the deadwood resource within the design of the SANGs and there should be plenty of room in these). Some of the felled trees could be used in riparian enhancement to the Emm Brook. I recommend that the AMS should at least identify the storage areas for felled trees and uprooted stumps, until such time as they can be used within the green infrastructure being brought forwards in the SDL.

These comments are noted; however, the AMS will be the approved document for carrying out any tree works. Condition 11 specifically relates to tree protection measures and does not require information on the disposal or use of felled trees and/or uprooted stumps. This issue falls outside the scope of the condition and is more appropriately addressed as an ecological matter.

Paragraph 3.4.3 of the AMS states: "When undertaking tree work, ecological advice on nesting birds and roosting bats must be followed to comply with the legal protections afforded to such species groups, as detailed in Section 2.3 above." This ensures that appropriate ecological considerations are addressed during the tree works.

Additionally, the purpose of the condition is: To secure the protection, throughout the duration of the development, of trees, shrubs, or hedges growing within or adjacent to the site that are of amenity value to the area, and to allow the local planning authority to verify that the necessary measures are in place before development and other works commence.

The condition does not require the inclusion of ecological protection measures. The development will be carried out in accordance with the CEMP (once discharged), which includes the relevant ecological mitigation measures. Therefore, the ecological matters raised in the comments will be covered under the CEMP, and the AMS provides sufficient information to comply with the condition, and should be discharged on that basis.

Kind Regards,

Duncan

Duncan Fisher

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