

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242754
Address:	Polehampton Junior School, Kibblewhite Crescent, Twyford, Wokingham, RG10 9AX.		
Proposal:	Full application for the proposed temporary classroom type modular building for decant space whilst work takes place in main building (Time frame - aprox 30 weeks).		
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 within school grounds. There are trees of note on the site.

I refer to submissions proposed block plan 6872 1050 TO Oct 24; planning statement 6872 Oct 24; proposed plans 6872 2000 \TO Oct 24 and application form PP-13500986 29.10.24.

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.

The location of the cabin means it will attract few off-site views, and its design and scale will make it appear as part of the built forms of the school.

The classroom will be located on the soft ground of the playing field, abutting the solid surface playground. Overhead images show trees along this boundary, yet

none are located on the submissions. I am concerned about the roots and canopy impact of trees near the proposed structure. Please clarify if any trees are located within 6m of where the cabin is to be sited. If there are, I would need to know their location and their circumference at 1.5m above ground level, please. This could be annotated on the block plan.

Conditions & Reasons (if required)			
n/a, at this time.			
Date:	13.11.24	Signed:	C Ramsey