

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243134
Address:	Land adjacent to Wessex Hall, Whiteknights Road, Earley, Wokingham, RG6 6BQ.		
Proposal:	Full application for the proposed installation of a drainage bypass interceptor/separator.		
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 Whiteknights Park, an area registered by Natural England as 'Wood-pasture and Parkland'. There are several notable (as listed on the Ancient Tree Inventory) oaks and a cherry which are close to/impacted by the works.

I refer to submissions Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement AR5455 4.7.24; layout plan TVS-XX-GF-DR-B-40-002 17.12.24; Heritage Statement; landscaping details and planning statement 230141 16.4.24.

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 rooting areas of T3, T4 and T6 have been altered to accommodate the root-suboptimal lake. Even with the worst-case scenario illustrated on the Tree Protection Plan, the unit does not directly impact the root protection area of T3 and

T4. All relevant trees are to be protected from construction activities as described by the submission. I have suggested a condition to ensure protection for the trees.

The unit is subterranean, with a discrete ground level top which I believe will not unduly impact the landscape character of the area.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement AR5455 4.7.24' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	30.12.24	Signed:	C Ramsey
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