

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260497
Address:	The Forest Comprehensive School, Robin Hood Lane, Winnersh, Wokingham, RG41 5NE.		
Proposal:	Full application for the proposed installation of low-carbon heating and hot water systems comprising air-to-water heat pumps, air-to-air heat pumps, and water-source heat pumps, together with associated enclosures, infrastructure, plant and control systems and landscaping, following removal of existing gas-fired heating and hot water infrastructure.		
Type of Development:	Minor All other developments		
Site Visit Made:	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**

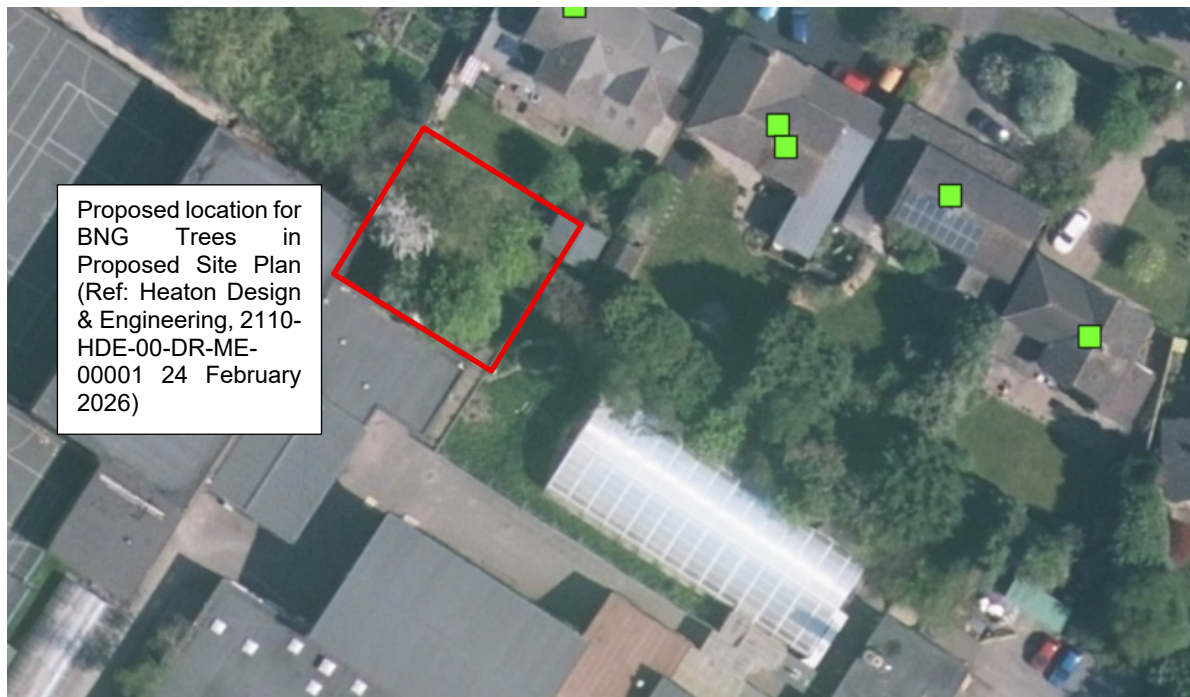
Comments On Proposal

The Council's Tree and Landscape Officer has reviewed the supporting documentation, in particular the following documents:

- Arboricultural Impact Assessment (Ref: SJ Stephens Associates, 2591-01, 24 March 2026)
- Tree Protection Plan (Ref: SJ Stephens Associates, 2591-01, March 2026)
- Existing Site Plan (Ref: Heaton Design & Engineering, 2110-HDE-00-DR-ME-00005 2 March 2026)
- Proposed Site Plan (Ref: Heaton Design & Engineering, 2110-HDE-00-DR-ME-00001 24 February 2026)

There are no protected trees on the Site but there are various mature trees of value at the school's entrance and around the perimeter creating an important visual screen, noise mitigating buffer between the campus environment and neighbouring residential dwellings and the trainline. The linear band of trees will also have ecological value too.

According to the various plans, two tree stumps will need to be removed to accommodate a new path. A category U single tree and category C group of trees are also recommended for removal in section 6.1 of the AIA – T9 Birch (dead) and G14 Sycamore (inappropriate location). These works are not required for the development and the Officer has no objection to them being carried out. Six new trees are proposed for installation to fulfil the BNG requirement according to the Proposed Site Plan. These trees have been located on top of existing trees according to aerial maps. Additionally, these proposed trees have not been specified in the plan (species, size etc) and have been space too closely. The Officer would like revised information about these trees in the form of an amended Proposed Site Plan. See images below.



Above and immediately below: internal ESRI mapping which shows existing trees in this location. The Tree Protection Plan also shows existing trees in this location.

