

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242263
Address:	12-13, Market Place, Wokingham, Wokingham, RG40 1AL.		
Proposal:	Full application for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees.		
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

AMS says that all but 1 tree is to be felled in para. 10.1 and trees T2, T6 , T7, T9, T10 and T11 will be felled to facilitate development. This follows the agreement with Emily to fell T2 Sycamore and remove trees along the boundary except perhaps the self set Oaks that could be brought into a new boundary hedge. Paragraphs 10.4 – 10.7 state the tree removals and the removal of the Ivy and crown lift to 5m all of which is acceptable.

The 'Existing Landscape Plan' says that Self set Oak trees are T3 and T4, and the Sycamores are T1, T2, and T5 to T11 are all the be removed which is incorrect.

My email to Emily on 1.7.24 states;

Tree removal - We agreed to the removal of tree T2 – Sycamore, and the retention of trees T1, T3, T4, T5 – all other trees along the boundary except for a couple of self set Oak trees can be removed

This is what the Arboricultural Consultant is saying – the 'Existing Landscape Plan' will need to be updated to show this.

The Proposed Landscaping Plan shows the retention of Trees T1, T3, T4 and T5 which reflects what was agreed. The plan shows the area of land to the west of the site where the bins are proposed as being amenity lawn, within which there is an area of block paving to be installed on which the bin store will be placed. The bin store is located very close to the stem of T1 and care will need to be taken to ensure that the bin store is a reasonable distance from the stem. The proposed mitigation for the block paved and gravel over Geoweb surfacing is acceptable.

The method statement for the retaining wall is also acceptable.

Considering the area of grass around the bin store area – will this be maintained regularly? It may be easier to maintain with a hedge – such as the mixed Beech or flowering shrubs that could easily cover the whole surface around the bin stores and T1. Please update the Proposed Landscape Plan as appropriate.

The Arboricultural Consultant refers to a Tree Protection Plan but this plan has not been submitted – please send this in asap, and update the Existing Landscape Plan with the correct information.

Conditions & Reasons (if required)			
Date:	10.10.24	Signed:	B. Crafer