

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242244
Address:	Land At The Scrapyard, Highlands Avenue, Barkham, Wokingham, RG41 4SP.		
Proposal:	Full application for the installation of 9No. streetlights (Retrospective).		
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 located in the countryside along Highlands Avenue which is also a proposed Greenway B route. Highland Avenue consists of woodland, residential dwellings as well as the scrapyard which is the dominant activity here and traffic for the scrap yard uses Highlands Avenue for access. Highlands Avenue extends off Bearwood Road, which is a Green Route Enhancement Area, as defined and referred to in Policy CC03 of the MDD Local Plan. The development starts in very close proximity to the junction of Highlands Avenue and Bearwood Road, such that the change to the wooded character as a result of the development is highly visible from the Green Route Enhancement Area when viewed from public locations along Bearwood Road.

There are 2 Woodland TPOs protecting the site; TPO199/1981 and TPO20/1973.

The 'heritage' style lamp posts, 9 in total, have been installed close to the junction of Highlands Avenue with Bearwood Road, and extend adjacent to Highlands Avenue at the edge of the road and next to a path, also recently installed.

As there are trees within the area where the lamps have been installed there is a high likelihood that bats are present, and the lamps may have an adverse impact on any existing bat activity.

Highlands Road is a country lane that connects with a PROW WOK I1, that extends into Fox Hill Woods to the east.

A 'Tree Survey for Land Adjacent to Highlands Avenue, Wokingham Doc. PB/5837-24/03.14, and an Arboricultural Impact Assessment for Land Adjacent to Highlands Avenue PB/AIA-24/03.14, both dated March '24 are submitted with the application. The Tree Protection Plan shows the locations of the streetlamps within the root protection areas of retained trees along the road. Although the lamp columns are located on the outer edges of the root protection areas of the trees, it is likely that by digging holes to secure the columns that some tree roots may have been damaged. Without a Tree Report being submitted prior to development, it has not been possible to assess the impact of the development on the existing trees, and seek mitigation in the event that the application would be acceptable, including lining foundation holes with plastic prior to the filling with concrete which is one way that tree roots can be protected from the effects of leachate from concrete.

The streetlamps as well as the installation of the footpath and removal of some vegetation within the protected woodland is currently the subject of a Written Reps. Appeal.

The installation of the number of streetlamps in a country lane of the style proposed that has not taken consideration of trees and potentially bat activity is contrary to Policies CC03d, CP3 . I am unable to support the application at this time.

Conditions & Reasons (if required)			
Date:	27.9.24	Signed:	B. Crafer