

From: Studio - STL <studio@stlarchitecture.co.uk>
Sent: 17 October 2025 11:09:10 UTC+01:00
To: "Development Control" <development.control@wokingham.gov.uk>
Cc: "Shaun Tanner" <Shaun@stlarchitecture.co.uk>; "Micheal Crisp" <mcrisp1@btinternet.com>
Subject: WBC Planning Application 252421 - Penguin
Attachments: 3993 230 Site Sections riverworks application.pdf, 3993 220 C Proposed Site Plan riverworks application.pdf, 3993 - 101D - EXISTING SITE PLAN.pdf
Categories: Kellen

WARNING!

For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Dear Development management and Compliance,

With reference to the above application please find responses below in red to the points raised in your letter dated 15th October.

1. The Existing and Proposed Site Plans are incorrect. A site plan should be drawn at a scale of 1:500 (or 1:200 if necessary) and this scale must be indicated in writing or through the use of a scale bar. Please correct the plans accordingly and email them with a new revision number using the email address below in order to supersede the submission of the previous plans. **Site Plans @ 1:200 attached.**
2. This type of application requires the submission of an Existing Sections Plan to accompany the Proposed Sections Plan. Please email these plans using the address below. The plans should be drawn to an identified scale (1:100 or 1:50), either in writing or through the use of a scale bar. **Existing and Proposed Site Sections @1:100 scale attached.**
3. There are TPO trees on the site in proximity to the proposed development and therefore the application requires the submission of an Arboricultural Assessment. This should include information on which trees are to be retained and the means of protecting these trees during construction works. This information should be prepared by a qualified arboriculturist and refer to best standard practice (British Standards Guidance). Please email this assessment to the address below. **I would like to clarify that there are no Tree Preservation Order (TPO) trees located within the site. There is a noted discrepancy between the Ordnance Survey (OS) map boundary and the boundary shown on our site survey. Please find below an overlay of the development plan taken from your which shows the TPO 02/1951 order, placed against our site survey boundary for reference. This clearly shows that the group of trees referenced under TPO 02/1951 – G1 lies **outside** of the site boundary. This position was confirmed during the site visit conducted by Planning Officer Mark O'Leary on 2nd September 2025. A small number of, non-TPO trees were removed by the applicant. These trees were in poor condition and were causing damage to the riverfront path and river edge.**

Their removal was necessary to enable maintenance works and to address associated safety concerns. This was acknowledged during the site visit for Mark O Leary. Finally, we would note that there is **no reference to any TPO trees on site** in the **legal documentation** associated with the purchase of the property. Should any further clarification be required, we would be happy to assist. Please do not hesitate to contact us, or ask the planning officer to get in touch directly.



Best wishes
Chitra
Design Director



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