

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260798
Address:	Sonning Cutting Filling Station, 709 London Road, Woodley, Wokingham, RG6 1BG.		
Proposal:	Full application for the proposed installation of 3 no. Electric Vehicle (EV) chargers to serve 6 no. parking spaces with supporting infrastructure, removal of 2 no. existing EV charging bays and infrastructure, and installation of 2 no. jet wash bays following demolition of the existing car wash and 2 no. storage buildings, plus minor alterations to the existing forecourt infrastructure and landscaping.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes – 01/06/2026		

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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed development at the Sonning Cutting and Filling Station.

The Site is not in a Conservation Area and contains no protected trees. There is some vegetation including several trees which contribution to the green character of London Road/A4, which is a designated Green Route Enhancement Area within the Borough. Effort should be made to retain existing trees and planting wherever possible for the contribution they make to the road/streetscape and in accordance with CC03.

The Officer visited the Site on 1 June 2026 and has reviewed the various Site Plans as well as tree and landscape-specific documentation, including:

- Tree Survey, Arboricultural Impact Assessment, and Arboricultural Method Statement together with a Tree Protection Plan. (Ref: Tony Banner, Indigo Surveys, 261338 / A1_AIA, May 2026).

- *Proposed Landscaping Site Plan* (Ref: LMA, A1200.09-BOW-A0-DR-A-1005 Rev P3, 31/03/2026)

The *Proposed Landscaping Site Plan* indicates several existing trees and/or soft landscaping to be retained or extended and the Officer welcomes this effort at additional greening on a Site that is very much impermeable hardstanding. Such labels as:

“Existing Tree & Vegetation to be retained alongside extended soft landscaping;”

“Soft Landscaping to be extended adjacent to proposed jet wash bays in place of removed hardstanding/kerb infrastructure;”

and,

“Removed hardstanding adjacent to Substation to be replaced by soft landscaping.”

The Officer requires more specific information about the proposed planting, which can be added to an amended Landscape Plan as a condition. It should include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule

(CL4)

Additionally, in order to safeguard existing trees from damage during construction, temporary fencing shall be erected and any other mitigation measures described in the AMS / TPP shall be adhered to as per the condition below. No construction materials are to be stored, nor construction activities undertaken between the fence and the tree. Instead, adjacent hardstanding should be used as the staging area for construction works.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Conditions & Reasons (if required)

CL4 – LANDSCAPING DETAILS (small scale)

CL4 Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

CL7 - PROTECTION OF EXISTING TREES etc.(small sites).

Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment and Tree Protection Plan by Indigo Surveys and dated May 2026 (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

Date:	03/06/2026	Signed:	L. Abbott
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