

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242967
Address:	Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU.		
Proposal:	Full application for the proposed erection of a two storey extension to form a studio block, plus the erection of a link between the main building and the storage barn (which is to be retained on a permanent basis); closure of the old access and creation of public parking spaces, formation of a new access and installation of hardstanding to form on-site parking.		
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 within Cantley Park on the rural edge of Wokingham in the countryside. It is accessed via Twyford Road a Green Route Enhancement Area. Being set in Cantley Park it is set within a Habitat Priority Area of Parkland and Scattered Trees. To the south of the theatre is Cantley Park Local Wildlife Site. There is a row of Hornbeams to the west of the building and trees to the east set behind a close board fence. There are no protected trees around the building itself but there are many trees identified by Wokingham District Veteran Tree Association as Veteran and there are protected trees along Twyford Road next to the site.

The site of development is adjacent to eastern side of the existing building where trees are located set back from the eastern and southern sides of the proposed works.

Although the trees to the west of the building are included in the tree plans, they are not included in the tree protection which is confined to trees to the east and south side see Dwg. No. LAS 844 02 15.10.24 – Tree Protection Plan. As yet there is no indication of a potential location for a Site Hut, storage of materials etc. for the construction phase, but the information will be required as part of a CEMP.

Potentially the tree protection information may need to be updated in the event these areas cannot be located away from the west side of the site.

There are no tree removals or treeworks required as part of the development. There is just a small incursion into the root protection area of Tree T1 Oak from the new car park area which the Arboricultural Consultant says will be formed by peeling back the existing turf next to the trees. There is no more information about the car park, but we need to know what surfacing is proposed and would expect it to be cellweb with appropriate surfacing over. This information must be included in an updated Arboricultural Method Statement required as a condition of planning permission.

In addition, there is scope for new landscaping to the new setting of the building and reinstatement of turf where appropriate, formation of new planting beds beneath the existing trees to the east. These beds will need to be carefully prepared as they are in the root protection area of the trees so cultivation information will also need to be included within the soft landscape specification in these as well as open areas of new planting proposed elsewhere.

I have no objection to the proposals – however please be mindful of the location of the construction phase site hut, storage of materials, working area in case it requires additional tree protection fencing to the west of the site.

Please provide updated information regarding the type of surfacing proposed once the turf is peeled back – I would expect cellweb with a suitable surface that works with the setting of the country park, to be included in an Arboricultural Method Statement / Tree protection plan.

I also require a hard and soft landscaping plan to include new surfacing, and new planting beds as indicated on the 'Proposed Site Plan' – Dwg. No. 142/205 B 12/23

Conditions & Reasons (if required)			
CL7 – Arboricultural Method Statement			
CL5 – Hard and Soft landscape Proposals			
Date:	21.1.25	Signed:	B. Crafer