

MEMORANDUM

From:	Stuart Ryder Landscape Architect (Consultant)		
Service	WBC Landscape and Trees	App No:	251776
Address:	510 Thames Valley Park Drive, Earley, Wokingham, RG6 1RA.		
Proposal:	Full application for the temporary change of use of the Car Parking area (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, and EV Charging Point.		
Type of Development:	Other Change of Use		
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

As this is an application to extend the current temporary planning consent I do not raise any comments on the form of the proposals or tree loss.

I note from the DAS that the removed London Plane trees have been retained in pots for replacing in their original positions. Even with the 'best industry standard' watering that is referred to in the DAS I suspect that this stock may be stressed or dead after the recent drought conditions experienced through spring and summer 2025.

A guarantee of replacement with healthy, suitably sized stock should be sought from the Applicant. Likewise a specific detail for the tree pit construction when they are replanted/replaced.

Tree pit design and products have and will continue to be refined between 2021 and 2031 and an appropriate sized pit, with suitable growing medium and watering/aeration accessories is required.

Conditions & Reasons (if required)

Two related tree replanting conditions are proposed.

Condition - That confirmation is given that the replacement tree will be healthy stock of a comparable size and species to the other trees left within the car park when replanting is undertaken in 2031.

Reason – To ensure continued matching tree cover of an equal amenity to the retained trees that are a primary characteristic of the car park.

Condition - That tree pit details are supplied within 28 days of any renewal of temporary planning consent that indicate the renewal and refreshment of the ground where the replanting will take place accounting for adequate soil volume, tree stability, watering and aeration to facilitate the trees' ongoing establishment and typical species rate of growth.

Reason – To ensure continued matching tree cover of an equal amenity to the retained trees that are a primary characteristic of the car park.

Date:	5/9/25	Signed:	Stuart Ryder
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