

RESPONSE TO HOLT ARBORICULTURE REPORT PLANNING OBJECTION STATEMENT FOR WOKINGHAM  
BOROUGH COUNCIL PLANNING APPLICATION (REF. 251421) DATED 5<sup>th</sup> JANUARY 2026

By Goodger Design Associates 9<sup>th</sup> January 2026

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| 1.0 | <p><b>Baseline Data</b></p> <p>Our arboricultural report dated 10<sup>th</sup> November 2025 was completed fully in accordance with British Standard 5837(2012) and the relevant trees along the proposed Old Forest Road access road were remeasured and the information contained in our tree condition survey schedule dated 7<sup>th</sup> November 2025 is accurate. We also included the two young False Acacia (<i>Robinia Psuedoacacia</i>) trees at T36 that the Holt report suggests were not included. The young Beech within the 'The Stables' and the young Oak growing within the boundary of Oaklea Cottage were not included as they will not be affected by the construction of the proposed low to no dig access road, they are not located within the site envelope and are located in private property. We assert that the relevant baseline data has been included.</p>                                                                                                                                                                                                                    |
| 2.0 | <p><b>Topographical Information and Proposed Roadway Access</b></p> <p>Whilst we agree that more detailed cross and long sections will be required to show the 'Low to no dig' construction make ups both between the access road and adjacent property entrances and surrounding trees we believe that that the gradients are achievable and for pedestrians in particular will be in accordance with Building Regulation Part M. The required sections and detailed make up of the 'low to no dig' access road and adjacent footpaths can be provided as a condition of a planning permission. With regard to the proximity of the footpath to tree T18 the current layout indicate that there will be 0.5metre gap between the trunk and the footpath edge. The footpath will have non intrusive flush steel edgings and may be surfaced with permeable block paving (that can easily be taken up and relaid if required) in contrast to the permeable asphalt of the roadway.</p>                                                                                                                           |
| 3.0 | <p><b>Trees to be felled and Landscape Character</b></p> <p>In the initial tree constraints evaluation, the priority was to design the roadway alignment so that the existing TPO trees T18 and T20 (Oaks) can be retained and can contribute to the future landscape quality of the site. It is not possible to retain the Ash tree at T37 as it will constrict the roadway. As the roadway is designed to be as far away as possible from tree T18 the poorer quality Oak at T19 and False Acacias at T36 must be removed. As it is close to the edge of the road corridor and there are no constraints on the other side it may be possible to retain T22, the mature False Acacia and the levels within its RPA will allow the roadway to be built up with minimal excavation required. I disagree with the Holt report that the existing trees including T37 are highly visible from Old Forest Road as a passing pedestrians will only glimpse them if looking right and drivers will be looking ahead. The retained Oaks and a young Liquidambar tree (T38) will provide future landscape character.</p> |
| 4.0 | <p><b>Proposed Tree Planting</b></p> <p>We disagree that the proposed tree planting for the overall scheme comprises, as stated in the holt report, 'small trees' as the tree planting schedule contains 19nr. advanced stock Hornbeam and Field Maple trees at 16-18cm girth 4-4.5m height appropriate for the site that can compensate for the loss of trees along the access road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.0 | <p><b>Consultations with Wokingham BC Landscape and Arboricultural Officers</b></p> <p>We have consulted with the landscape and arboricultural officers at WBC, and they are in agreement that our strategy to provide the site access whilst limiting the damage to the existing trees/landscape and maintaining free access to the adjacent properties is acceptable and viable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |