

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261098
Address:	Whiteknights Campus, Reading, URS Building Faculty of Urban Regenerative Studies, Reading, RG6 6EN.		
Proposal:	Full application for the removal and replacement of existing boundary fencing and gates to Whiteknights Campus.		
Type of Development:	Minor All other developments		
Site Visit Made:	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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed removal and replacement of existing boundary fencing and gates to Whiteknights Campus. The proposed perimeter boundary treatment will enhance the existing boundary condition by establishing a unified and coordinated fencing design around the University of Reading's Whiteknights campus and the street frontage the campus creates with the adjacent community. Additionally, the fence and gate design will provide consistent visual cues to key entry and exit points on the campus, enhancing wayfinding and contributing to a coherent and attractive public realm and sense of identity for the University.

The Site is not in a Conservation Area and contains no protected trees, however there are many trees of value within and at the perimeter of the Site, including numerous veteran trees. According to the Council's internal mapping system and Wokingham District Veteran Tree Association's mapping database, at least one unprotected veteran tree #5,691 appears to be located the perimeter boundary and may be affected by the installation of the proposed new fencing. See comments under Sheet 4. Public Right of Way EARL6 bisects the university campus from northeast to southwest at the location with the veteran tree. Veteran trees have physical and ecological characteristics resembling ancient trees. They are keystone

structures supporting high biodiversity and irreplaceable habitats for rare and specialised species.

The Officer has reviewed the relevant documents submitted with this application and used Google Streetview to review the proposed locations for fencing along the perimeter of the campus. Given the extensive length of the proposed fencing and several entrance gate areas, as detailed across seven carefully surveyed and annotated drawings together with a comprehensive planting plan, the Officer is satisfied that thorough consideration has been given to the varying interfaces between the proposed fencing and existing mature trees/woodland areas. This approach is evidenced through the work undertaken by both the agent and the arboricultural consultant, as well as through the identification of areas where new native planting is proposed. The Officer considers that the submitted drawings and supporting documentation, including the provision for certain sections of the perimeter fence to be resolved on site under the supervision of the arboricultural consultant, demonstrate an appropriately sensitive approach to installation and satisfactorily address the relevant arboricultural considerations. The Officer finds this acceptable.

(Ref: Nicholas Pearson Associates, #30303 NPA WK ZZ DR L 7000 Rev P01, 14 April 2026).

Sheet 7

No comment.

The Officer has reviewed Proposed Planting Schedule and Management Notes sheet and finds the planting acceptable. The sheet provides the required information in an incredibly clear and comprehensive fashion. (Ref: Nicholas Pearson Associates, # 30303 NPA WK ZZ SH L 5001 Rev P01, 9 April 2026)

Conditions & Reasons (if required)

CL4 – LANDSCAPE DETAILS (SMALL SITE)

Landscaping (amended)

Planting shall be carried out in accordance with *Site Plan WBC Sheets 1-7, Typical Fence & Gate Details*, and the *Proposed Planting Schedule and Management Notes* (Ref: Nicholas Pearson Associates, 30303 NPA WK ZZ DR L 3011 -3017 Rev P02; 30303 NPA WK ZZ DR L 7000 Rev P03; and, 30303 NPA WK ZZ SH L 5001 Rev P01; various dates in April 2026) in the first planting and seeding seasons following the completion of the extension.

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.

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

CL7 – Protection of trees

a) No development or other operations shall take place except in complete accordance with the details within the Tree Survey, Arboricultural Impact Assessment, and Arboricultural Method Statement by Challice Consulting Ltd. and dated 28th April 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:	15/06/2026	Signed:	L. Abbott
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