

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260425
Address:	St Paul's C Of E Junior School, Oxford Road, Wokingham, RG41 2YJ.		
Proposal:	Full Application for the proposed single storey SEND resource base and associated landscaping.		
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 Officer consents to the proposed proposed single storey SEND resource base and associated landscaping.

The new building will be well integrated to the rear of the existing school environment and visually screened from adjacent neighbouring properties through existing and proposed planting.

The *Site Plan Proposed* drawing alongside the Landscape Design section within the Design & Access Statement adequately illustrates and describes at the strategic level the outdoor environment for this proposed SEND resource base. (Ref: JY/RT; Rivington Street Studio, WKR_RSS_02_00_DR_A_1211, no date and Rivington Street Studio, Feb 2026, page 13) It also shows clearly how landscape will be used to provide outdoor learning and play opportunities and provide privacy, manage climate, and mitigate noise from adjacent activities through screening planting. Further landscape details regarding the outdoor learning and play space "will be developed at the next stage in consultation with the school, ensuring the external environment supports learning, sensory needs and pupil well being." (p.13)

A number of location options were studied and appraised according to page 9 of the Design & access Statement and option 5 was deemed most appropriate. This

location is adjacent to a boundary woodland buffer of mature trees. This space also contains a nature garden according to the documents and proposed site plan. None of these trees are protected, with the exception of a single Oak tree quite some distance away within this woodland buffer and on the boundary line with the school fields and property 43A Arthur Road, Wokingham, RG41 2SS. (Ref: TPO-0346-1987) According to the AIA, one tree – T10, a semi-mature Weeping Willow—will need to be removed to accommodate the proposed building. Approximately ten (10) trees have been proposed within the Site Plan to help screen the new building. (Ref: Jomas Engineering, #P6975J3322z, 16/01/2026)

As a condition, the proposed mitigation measures described within the submitted AIA and illustrated in the Tree Protection Plan (Figure 3) should be adhered to protect the root zones of existing adjacent trees during construction of the proposed building.

Also, as a condition and ask the landscape strategy develops into more detailed design, the Officer would like a Landscape Plan which includes more detailed information about the soft and hard landscaping. It should include information described in the CL5 below.

(CP3, CC03)

Conditions & Reasons (if required)

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, Arboricultural Method Statement, Tree Constraints Plan, & Tree Protection Plan by JOMAS Associates Ltd dated 16 January 2026 including notes indicated within the Tree Protection Plan (Ref: JOMAS Associates Ltd, # P6975J3322z, 16 January 2026 and Figure 3, 12 January 2026) (hereinafter, 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

Commented [LA1]: Catherine: do we need to condition a Landscape Plan, since this is really just a Landscape Strategy. If we include a Landscape Plan does it guarantee that 10 trees etc will be included and not value-engineered out later?

CL5 - LANDSCAPING DETAILS (large scale)

Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Date:	17/04/2026	Signed:	L. Abbott
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