

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242263 Rev. A
Address:	12-13, Market Place, Wokingham, Wokingham, RG40 1AL.		
Proposal:	Full application for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees.		
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

AMS says that all but 1 tree is to be felled in para. 10.1 and trees T2, T6, T7, T9, T10 and T11 will be felled to facilitate development. This follows the agreement with Emily to fell T2 Sycamore and remove trees along the boundary except perhaps the self set Oaks that could be brought into a new boundary hedge. Paragraphs 10.4 – 10.7 state the tree removals and the removal of the Ivy and crown lift to 5m all of which is acceptable.

My email to Emily on 1.7.24 states;

Tree removal - *We agreed to the removal of tree T2 – Sycamore, and the retention of trees T1, T3, T4, T5 – all other trees along the boundary except for a couple of self set Oak trees can be removed*

The 'Existing Landscape Plan' says that Self set Oak trees are T3 and T4, and the Sycamores are T1, T2, and T5 to T11 are all to be removed which is incorrect. This has now been corrected on a replacement drawing Ref. 23.13MP.P01 dated 16.10.24 which also states in the Drawing Key that tree T2 Sycamore will be removed. This drawing is now acceptable.

The 'Proposed Landscaping Plan' Drawing Ref. 23.13MP.P02 shows the retention of Trees T1, T3, T4 and T5 which reflects what was previously agreed. The plan shows the area of land to the west of the site where the bins are proposed as being amenity lawn, within which there is an area of block paving to be installed on which the bin store will be placed. The bin store is located very close to the stem of T1 and care will need to be taken to ensure that the bin store is a reasonable distance from the stem. The proposed mitigation for the block paved and gravel over Geoweb surfacing is acceptable.

The method statement for the retaining wall is also acceptable.

I suggested in my previous comments that it would be easier to maintain a Beech hedge to the north of the bins, and the 'Proposed Landscaping Plan' shows a change to this, which is acceptable thanks.

The Existing Landscape Plan has been updated but there is still no 'Tree Protection Plan' to my knowledge.

Conditions & Reasons (if required)			
Date:	22.10.24	Signed:	B. Crafer