
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242284
Address:	73 Bearwood Road, Barkham, Wokingham, RG41 4SX.		
Proposal:	Householder application for the proposed entrance gates and pillars.		
Type of Development:	Other Householder		
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

The site contains a newly built house, mature hedging grows along the roadside boundary. A neighbouring veteran oak tree (number 165281 of the Ancient Tree Registry) subject of Tree Preservation Order (TPO) 1841/2022 impacts the front northern area of the plot.

I refer to submissions 221580; photos 24.9.24 and gate plans and elevations MH-10 2.9.24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations and Guidance (The Guidance): Ancient woodland, ancient trees and veteran trees: advice for making planning decisions 14.1.22, refer.

The T&L consultation response for the house, application 221580, highlighted that the root protection area (RPA) for the TPO tree (T1, on the submissions) was erroneously not adjusted to consider the root impermeable surface of the Bearwood

Road. Tree roots will be the garden areas of house nos 75 and 73. Happily for T1, the installation of the temporary cabin would have helped to protect the roots. But for the gate, at least the north side of the structure's foundations will be in its RPA. A condition to mitigate for the harm could be used to accommodate this. However, T1 is a veteran tree and according to The Guidance, it incurs a development exclusion buffer zone of a 15m radius of the stem or 5m from the outer canopy line, whichever ever is the greater. The proposed gates are within the 5m exclusion area, assuming the submissions are correct. This being the case, the gates must be moved south, outside the zone.

From a landscape perspective I suggest the gates are not out of keeping compared to others along the street. Importantly, the hedge is to remain, and this is welcomed, from a green infrastructure viewpoint.

Conditions & Reasons (if required)			
None, at this time			
Date:	2.10.24	Signed:	C Ramsey