

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260909
Address:	Mulberry House, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE.		
Proposal:	Householder application for the proposed erection of an outdoor pool and associated pool storage building following the demolition of an existing play house.		
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 is located along Hatch Gate Lane and is opposite a meadow. It is within the countryside and the Green Belt. The rear garden is included as Improved Grassland / Traditional Orchards which is a Priority Habitat.

The site is within the 'Remenham Chalk Landscape Valued Landscape', and within Wokingham Borough Landscape Character Area E1 'Remenham Arable Chalk Plateau', a landscape of moderate quality and sensitivity.

There are no protected trees on the site however there are trees/hedges present within the immediate garden as shown on the 'Swimming Pool Landscape Plan' which should be protected. It is noted that the Planning Statement refers to a Tree Report, but this has not been submitted with the application, it would be useful to see the tree information.

It is noted that the pool building is located beneath the Prunus tree and could be located in the root protection area of the tree where damage could be caused by the digging the building foundations.

A lot of soil will be extracted from the site to create the void for the pool, is there a strategy to deal with the excavated soil? As the wider garden is priority habitat spreading excavated soil over the surface would not be appropriate without input from an Ecologist. The pool is a subterranean, but no levels are shown within the pool area itself on the plan, although I understand it is 2m deep.

It would be prudent to protect the wider garden from the effects of the excavation/construction of the pool, which can be done by creating a 'construction exclusion zone' beyond which no access is permitted for the duration.

In order to protect the garden trees, wider landscape setting and provide mitigation for the impact of the proposed building on the Prunus tree, I suggest a Tree Protection Plan as a condition, to include tree protective fencing and a method of mitigation for the erection of the pool building within the root protection area.

I have no objection to the proposals as long as the garden trees and wider landscape can be protected during the construction of the pool and the pool building.

Conditions & Reasons (if required)

Policy CC032/d Tree Protection Plan

Date:	21.5.26	Signed:	BRC
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