

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261503
Address:	Three Mile Cross Sewage Pumping Station, Basingstoke Road, Three Mile Cross, Reading, RG7 1AX.		
Proposal:	Prior approval submission for demolition of the existing decommissioned SPS building, including associated minor structures and foundation.		
Type of Development:			
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 works (demolition) of the existing decommissioned SPS building and the impact the removal is likely to have on nearby unprotected trees within the Site.

BS 5837 (2012), Section 5.3 'Proximity of structures to trees' states at 5.3.1 'The default position should be that structures [inclusive of operations within the RPA] are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the trees.'

The term "overriding justification" suggests that there are circumstances in which the loss or compromise of trees may be considered acceptable where it serves a greater public benefit. The proposed upgrades to the sewage pumping station appear to fall within this category and represent an overriding justification for the current proposals to the RPA of trees within the Site.

An Arboricultural Impact Assessment, Arboricultural Method Statement, and Tree Protection Plan by AECOM has been provided with the application which indicates which trees will be removed or pruned to facilitate the proposed construction and

demolition as well as how the trees will be protected during the proposed works. (Ref: AECOM, L887-IL-XX-004-RP-EN-0009, January 2026)

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (*amended*)

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 Tree Protection Plan (Sheet 01) (Ref: AECOM, 60747496, 13.01.2026) and particulars, without the written approval of the local planning authority.

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 and Tree Protection Plan by AECOM and dated January 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:

15/07/2026

Signed:

L. Abbott