

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250621
Address:	30 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NQ.		
Proposal:	Full application for the proposed erection of a 4 bedroom detached dwelling following demolition of existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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 on a mature, verdant, sylvan residential street featuring large houses set back within their plots, many of which have been altered over time.

I refer to submissions and information DAS; Arboricultural Method Statement, Impact Assessment and Tree Protection Plan in Accordance with BS 5837:2012; proposed loft, roof plan and elevations 4015 GA.03 04 11.2.25 and Location and Block Plan 4015 GA.08 5.3.25.

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 refer.

There are 3 x G1 on the Tree Protection Plan – these need to be separately assessed and numbered so that correct root protection areas (RPA) can be ascertained. 'G' is the abbreviation for 'Group'. We need the details of the largest tree with the group, each separately prefixed with 'T'. The shrubs to be noted separately. BS5837:2012 section 4.4.2.8 etc refers. The RPA of 2 of the G1s and

T3 are wrong as they don't consider the root impermeable surfaces of the road and built forms, BS5837:2012 section 4.6.2 and .3 refer. Please request that these issues be addressed so that we can assess the tree aspects so the application. As it stands, I find the application is contrary to policies including CC03, CP3 and TB21.

Conditions & Reasons (if required)			
n/a, at this time			
Date:	9.4.25	Signed:	C Ramsey