

Gorse Ride South (202133)
Tree Protection Plan
August 2022

Introduction:

This report has been prepared by Wokingham Borough Council (WBC) for approval by the Local Planning Authority in relation to Condition 30 of the planning permission which was granted on 19/02/21.

The redevelopment of Gorse Ride estate, comprises the demolition of 178 existing buildings and replacement with a 249 new-mixed tenure residential scheme with associated access, landscaping and parking, and private and public open space.

Development Phasing:

The proposed development at Gorse Ride will be constructed in six separate phases.

- Phase 2A - Demolition
- Phase 2A - Construction
- Phase 2B – Demolition
- Phase 2B - Construction
- Phase 2C – Demolition
- Phase 2C - Construction

Please refer to the drawing GRS-ACG-00-00-DR-A-011503 in **Appendix 1** which identifies the three separate phases to be demolished (edged in blue) and the three separate phases of development (edged in orange).

For further information relating to the sequencing and construction programme, please refer to the Phasing Plan, submitted under Condition 3.

For the avoidance of doubt and for the purpose of discharging condition 30, this ‘Tree Protection Plan’ relates only to the defined phase ‘Phase 2A – Construction’.

Condition 30 – Protection of Trees

- a) No development or other operation within a defined phase shall commence until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accord with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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 and or widening or any other operation involving use of motorised vehicles or construction machinery.
- b) No development (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) shall commence within a defined phase until the local planning authority has been provided (by way of written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme 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 site, unless the prior approval of the local planning authority has first been sought and obtained.

The previously submitted Arboricultural Impact Assessment Report identifies that there are a number of trees, shrubs and hedges which will be retained during the demolition and construction of the new homes in accordance to the planning permission, 202133.

A copy of the Arboricultural Impact Assessment Report (GRS-ACM-00-XX-RP-G-071800_ArboriculturalImpactAssessmentReport_P2) is attached.

The majority of the trees which are to be retained are located outside or on the boundary of the development.

Wates will ensure that during the demolition period that all trees are identified in Phase 2A have the appropriate protection measures in place to protect them. All measures will be in accordance to the proposals submitted in the Arboricultural Impact Assessment Report.

Where required, Heras Fencing will be erected by Wates to protect the trees identified on the plan.

At this point in time, Wates and WBC would welcome the opportunity to meet with the LPA's Tree Officer on site to ensure that any measures taken are in accordance with requirements.

All site traffic will be monitored and managed by Wates to ensure that the trees are protected.

Equipment, machinery, and surplus materials will not be located in areas where there are trees or grassland that is to be protected and retained under the Planning Consent.

All tree and grass protection measures erected by Wates will remain on site for the duration of the defined phase 'Phase 2A – Construction'.

