

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260423
Address:	Bulmershe School, Chequers Way, Woodley, Berkshire, RG2 9XA.		
Proposal:	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with associated landscaping.		
Type of Development:	Minor All other developments		
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

The Officer consents to the proposed erection of 1 no. detached single storey building to form a new SEND unit with associated landscaping.

The Officer has reviewed various submitted documents and received an email on 23/03/2026 from the agent architect Richard Trew of Rivington Street Studio, which contained additional information responding to questions about the Drainage Strategy and Rain Gardens; noise from adjacent sports courts; and the Sensory Planting at Bulmershe with accompanying revised Proposed Soft Landscaping Plan (Ref: JY, Rivington Street Studio, # WKS_RSS_03_00_DR_A_7020 rev PL2).

The Site contains the following protected area of woodland (TPO-0003-1951) but this old TPO covers a large area and many of the trees are no longer there with the exception of the following protected single trees which are not close to the proposed site: English Oaks (Quercus robur) TPO-1624-2018. The Site is located within a Site of Urban Landscape Value - Bulmershe, Earley TB22. No trees will be impacted by this proposed development. As the Site of the proposed SEND unit and its associated landscape integrates well within the existing school environment and will not be seen from the public realm.

Conditions & Reasons (if required)			
Date:	26/03/2026	Signed:	L. Abbott