

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260424
Address:	Keep Hatch Primary School, Ashridge Road, Wokingham, RG40 1PG.		
Proposal:	Full application for the proposed erection of a 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

Subject to conditions, the Officer consents to the proposed erection of a detached single storey building to form a new SEND unit with associated landscaping.

According to the Planning Statement, the new building will be well integrated within the existing school environment and visually screened from adjacent neighbouring properties through existing and proposed planting. *“The unit is positioned on an underused area of existing tarmac, avoiding established play space and green areas while remaining well-screened from neighbouring properties and adjacent to Foundry College.”* (Ref: February 2026, page 3)

The landscape strategy described on page 4 of the Planning Statement uses new trees and vegetation to integrate the new building’s frontage. It also creates usable and pleasant outdoor learning and play spaces for students and staff:

“The scheme retains all significant trees adjacent to the site, with the removal of only one hawthorn (T2) required to accommodate the footprint; no incursions into Root Protection Areas occur under the approved layout. The Arboricultural Impact Assessment confirms no proximity or shading issues and that impacts are low and fully mitigated through protective fencing, no-dig construction where required, and

replacement planting of new trees. The proposed secure garden includes soft-play areas, planting and modest hard surfacing, consistent with the DAS.”

The removal of tree T2, identified as a hawthorne, is replaced by some 11 new trees as illustrated within the Proposed Soft Landscaping Plan. (Ref: Rivington Street Studio, # WRS_RSS_02_00_DR_A_7000 rev PLI)

As a condition, the proposed mitigation measures described within the submitted AIA and illustrated in the Tree Protection Plan should be adhered to protect the root zones of existing adjacent trees. (Ref: Rivington Street Studio, Figure 3, 12 January 2026)

Conditions & Reasons (if required)

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, Tree Constraints Plan, & Tree Protection Plan by JOMAS Associates Ltd dated 14 January 2026 including notes indicated within the Tree Protection Plan (Ref: JOMAS Associates Ltd, # P6974J3321z, 14 January 2026 and Figure 3, 12 January 2026) (hereinafter, 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:	26/03/2026	Signed:	L. Abbott
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