

From: Jon Thomas

Sent: 10 May 2022 19:13

To: Michael Butler

Subject: FW: Consultation on Planning Application 22/00244/FULEXT Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH

Attachments: ufm5_INTCON_-_Internal_Consultation.rtf

Importance: High

Dear Michael,

I apologise for not responding to this application before now.

TPO – 989 CA – no ASNW – Pondhouse Copse Ancient Woodland

The application is for 32 new dwellings within small fields bound by mature trees and hedges. The land slopes steeply away to the north, towards Pondhouse Copse Ancient Woodland, which the site abuts. The northern edge of the site falls under the 15m buffer to the Ancient Woodland. If one considers the 50m buffer to the Ancient Woodland, even more of the site is contained within it.

The site includes two Groups of trees under TPO 989. These are effectively the mature field boundary immediately behind the new dwellings at Haycroft and another perpendicular to that. To the north, part of the red line boundary of the site falls under the Woodland element of the same TPO. This confers protection on all trees, from seedlings upwards. Lastly there is an Ash in the western part of the site under the TPO, which in a poor state of health and due to be felled and replaced (if this has not happened already). Beyond these TPO trees are many others, which are for the most part smaller and younger, with several notable exceptions (some of which are off site).

The application is accompanied by an Arb Impact Assessment to BS 5837:2012 Trees in relation to design, demolition and construction, recommendations by Keen Consultants. The trees have been graded accordingly, with a number of U-grade trees recommended for removal. However it should be remembered that these may well have the greatest Ecological value due to cavities, exposed heartwood, wounds, cracks, splits and other niche environments.

The proposed layout has evidently tried to accommodate many of the trees on site, but there are losses and the design overall is compressed with little room for mitigation planting. Significant among the removals is the proposed felling of four trees (plus understorey) from group G2 of TPO 989. This is to accommodate the estate road near plot 14. If it is accepted that this tree line should be breached, it would make more sense to remove the C-grade trees slightly further north (trees 75-78 in the Keen report) rather than half of the B-grade TPO trees here.

Also significant is the entire removal of overgrown hedge 92. Although this has been graded as C-class it could be brought into management and retained. This would provide instant screening and preserve some Ecological value at the same time. The site could be re-jigged to utilise this natural feature as an asset, rather than an impediment.

I am also concerned about the encroachments into the Woodland element of the TPO in the north of the site. Part of the Attenuation Basin and Open Space are situated here. Such land uses would obliterate any developing seedlings and put considerable anthropological pressure on the glade area which currently exists.

In conclusion I would say that the application is too congested, with little space for mitigation planting or landscaping and requires too many tree / hedge losses which could otherwise be designed out. The direct threat to good quality

B-grade TPO trees and the TPO Woodland area is particularly unwelcome. I am also unclear as to how the Ancient Woodland will be protected from increased informal pressure (including trespass). I therefore object to the proposal.

Reason for Refusal TPO

The proposed development by virtue of its size and siting would result in the direct loss of trees the subject of TPO 201/21/0989. The loss of the trees is unacceptable because the site would not permit sufficient space to replace the trees and this would have an adverse impact on the amenity and character of the area in which it is located.

The proposal is therefore contrary to policies ADPP1, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006 - 2026 (adopted 2012) and advice contained within the NPPF.

Kind regards

Jon

Jon Thomas
Tree Officer

Environment Department, Place Directorate, West Berkshire Council, Market Street, Newbury RG14 5LD
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From: Trees

Sent: 21 February 2022 09:54

To: Jon Thomas <Jon.Thomas@westberks.gov.uk>

Subject: FW: Consultation on Planning Application 22/00244/FULEXT Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH

Hi Jon,

Please find attached the latest Planning Consultation and relevant supporting documents.

Kind regards,

Suzi Kenchington
Technical Officer – Appeals, Trees and Enforcement

Development and Regulation, West Berkshire Council, Market Street, Newbury, RG14 5LD
(01635519860) | Ext 2860 | trees@westberks.gov.uk

www.westberks.gov.uk

(please direct any response to trees@westberks.gov.uk as this mailbox is regularly monitored)

-----Original Message-----

From: Planapps

Sent: 18 February 2022 09:11

To: Trees <Trees@westberks.gov.uk>

Subject: Consultation on Planning Application 22/00244/FULEXT Land Rear Of The Hollies Reading Road
Burghfield Common Reading West Berkshire RG7 3BH

Please see attached

INTERNAL CONSULTATION

To: Tree Team Date: 18th February 2022

From: Service Director - Development and Regulation (Case Officer: Michael Butler)

Planning Application No: 22/00244/FULEXT

Proposal: Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.

Address: Land Rear Of The Hollies, Reading Road, Burghfield Common, Reading

Grid Reference: 466116 167497

Please provide your comments on the above planning application either In hard copy or by email to planapps@westberks.gov.uk. The plans and relevant documents are available to view on line or via Marvin (EDRMS). If you require any further information relating to the application, please do not hesitate to contact the Customer Call Centre on 01635 519111, quoting the planning application number.

Michael Butler

Case Officer

Comments to be received by: 11 March 2022, failing the receipt of which I shall assume that you do not wish to comment.

Comments:

Signature: Date:(Tree Team)