

Memo

To: Huimin Chen, Planning

From: Amy Daly, Assistant Natural Environment Officer, Planning

CC: Transport DM

Date: 3rd November 2025

Re: Consultation on an Application

Planning Application Ref: PL/25/0784

Application Type: Householder planning permission

Address: 45 Foxhays Road, Reading, RG2 8ND

Proposal: Two storey side and rear + single storey front and rear extensions following the demolition of a single storey side extension.

Both the rear garden and frontage of the site are composed of both hard and soft landscape features. The soft landscaping on the frontage contributes to the street scene.

Further to the submission of the Tree Protection Plan, October 2025 (unreferenced), please see my previous comments in black and my latest comments in red.

With reference to the BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, 24th September 2025, Ref: GHA/DS/160225:25, I note the following:

6.1 states '*T5 is proposed for removal as part of the new development, as this tree could not be effectively retained as it is located within the outline of the new structures, or located too close to make its retention feasible / sustainable. This tree has been given a C category grading in accordance with BS 5837 and therefore should not act as a limitation on the effective use of the site or impose any significant constraints on the layout*'. Whilst this is acceptable in principle, no mitigation has been suggested. Development should not lead to a net loss in tree numbers hence replanting is required.

I note a replacement Silver Birch has been proposed to replace T5 which is acceptable. The stock size is 12-14cm in girth, it should be noted that the replacement tree should also be a minimum of 3m in height at the time of planting. However, this can be dealt with as part of a landscape condition. In the meantime, the applicant may wish to consider if they want this replacement in the middle of the garden (I assume the arb consultant discussed location first before showing this).

6.2 states 'A *small number of relatively insignificant (C category) shrubs will be removed*'. This is difficult to assess fully as the shrubs to be removed aren't clearly annotated on the Arboricultural Impact Assessment (drawing), July 2025 (unreferenced). As the Tree Constraints Plan (drawing), July 2025 (unreferenced), shows the existing trees and shrubs, I am unclear why the AIA drawing does not clearly show the required removals, making it difficult to appreciate the existing vs proposed. The extent of the shrub removals is also difficult to understand as 'a *small number*' is not specific and no further description has been provided.

The Tree Protection Plan has also not clearly labelled the shrubs to be removed, however it is assumed it is only the ones in direct conflict with the development but clarity should be sought on this. If no clarity is provided before a decision, then inclusion of this clarity on a pre-commencement landscape plan is reasonable.

No Tree Protection Plan has been submitted. I am unclear as to why this hasn't been provided when it is a requirement to adequately protect on and off-site trees. Whilst an example of tree protective fencing has been provided in Appendix C, this is not sufficient and a TPP is required.

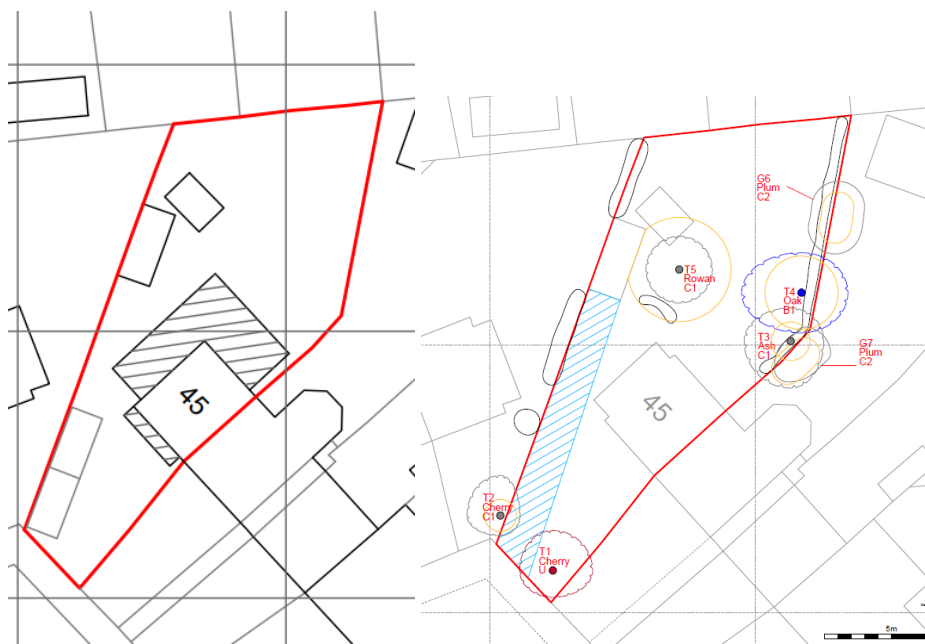
This has now been resolved and the TPP is acceptable.

I note that whilst the application form has stated there are no alterations to the parking, with reference to the LOCATION & BLOCK PLAN, April 2025, 05625-05, it is clear new parking spaces are proposed. This will have an impact on the landscaping on the frontage and thus any changes to the parking arrangements should be clear, as part of validation, so they can be assessed. I am currently unclear on the extent of hard surfacing required to facilitate the proposed parking and whether it is acceptable on landscape terms. The Tree Protection Plan also needs to protect the trees on the frontage. Transport will also need to comment on the parking arrangements.

I now note the parking arrangements are shown as revised on LOCATION & BLOCK PLAN, April 2025, Drawing No. 05625-05, Rev A – spaces now shown in a line rather than adjacent to each other. This is also reflected on the TPP. I note that Transport have commented on the original proposed parking arrangements (with no objections) and assume they will not object to the amended layout but further assume confirmation will be sought. I note that the new layout includes the retention of T1 Cherry which is a 'U' category tree despite the category and comments on this tree within the survey. The extent of soft landscaping retained is unclear as nothing is labelled on the Location and Block Plan.



Previous Block Plan



Newly Submitted Block Plan Rev A & TPP

I am also unclear on the landscaping in the rear garden (no surfacing or soft landscaping shown on the plans). However, I note the extension will be built on existing hard surfacing. Due to this loss of hard surfacing, it may be desirable to replace the hard surfacing, which is appropriate to consider at this stage rather than leave it to a condition, to ensure the development does not lead to a significant reduction in soft landscaping without adequate mitigation. A landscape principles plan would be appropriate to submit, as mentioned in the AIA, shrub removals are required which should also be clearly shown as well as any changes to the surfacing. Tree replanting and any other mitigation should be included in this plan.

This remains a concern as the landscape principles haven't been further demonstrated on the plans. If the application was to be approved, a pre-commencement landscape plan should be conditioned to ensure that the development does not lead to a significant loss in soft landscaping and that any loss is mitigated.

To conclude, a Tree Protection Plan and replacement replanting are required to mitigate the impact to the trees. A landscape principles plan is required so that any changes to the landscaping on both the frontage and rear garden can be demonstrated and assessed, and mitigation can be put forward. It is expected with any development that where there is an increase of hard landscaping and loss of soft landscaping, the impact of this is mitigated.

To conclude, clarity on the parking arrangements should be sought and discussed with us prior to a decision to ensure any loss of soft landscaping is appropriately mitigated. The landscaping in the rear garden also remains unclear. However, if a decision is required soon then conditioning a pre-commencement landscape plan (standard condition L1) is required given that we are still unclear on any changes to the existing landscaping. This is to ensure any changes to the soft landscaping are not detrimental and so that we can comment on appropriate mitigation prior to construction starting.

If the proposal is recommended for approval, please also condition L7A as follows:

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with BS5837:2012 TREE SURVEY AND

ARBORICULTURAL IMPACT ASSESSMENT, 24th September 2025, Ref: GHA/DS/160225:25 and the associated Tree Protection Plan, October 2025, by GHAtrees. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: *In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019*