

From: Jon Thomas

Sent: 13 January 2024 10:41

To: Planapps

Subject: 23/02254 FUL The Rancher, Manor Farm Lane, Tidmarsh, Reading RG8 8EX

Importance: High

Dear Plan Apps,

Please can you save these comments for the Officer, once allocated.

TPO – 314 CA – no

The application is for the demolition and replacement of the existing dwelling at the Rancher, with two new buildings. The application is accompanied by an Arboricultural Report to BS 5837:2012 by Harper Consulting. This includes an Arb Method Statement and Tree Protection Plan. The plan omits to show a reasonable Monkey Puzzle tree north of the location of tree T8 Larch. It is not clear whether this tree would be removed in order to accommodate the proposed development. It does seem to be located in the amenity area (implying it should be retained), however it would require protection from site activity and should be included in the TPP.

My site visit showed that fairly extensive groundwork has recently been undertaken immediately west and south of the site, resulting in the laying down of a large area of hardstanding south of the recently built houses of 23/02253 and a new surfaced access track to the fields west of this site. This is composed of recycled material including fines, but also concrete clasts of approx. 100mm. It has been laid in the root protection areas of trees to the west and probably those to the south, as well. So the Arb Report will need to be updated to reflect this change, which may impact the RPAs plus advise on any remediation needed. This may have impacts on the proposed layout – especially the proximity of the southern building to the Pine trees of TPO 314.

Once the Arb Report has been updated I can provide substantive comments, until then I am concerned about the impact of the development on trees on site especially in the light of recent groundwork described.

Kind regards

Jon

Jon Thomas
Senior Tree Officer

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