

READING PARK STATION
RPA for trees Caversham Rd

PLANNING INSPECTORATE REFERENCE: APP/E0345/W/21/3289748
READING BOROUGH COUNCIL PLANNING REFERENCE: 200328/OUT
18th August 2022

INSPECTOR'S NOTE TO PARTIES 27.7.22

Outstanding Information / deadlines:

- Appellants to consider RPA for trees on Caversham Road – do parameter plans encroach and how would this be dealt with?

Figure 1 – Trees in relation to the existing building on site

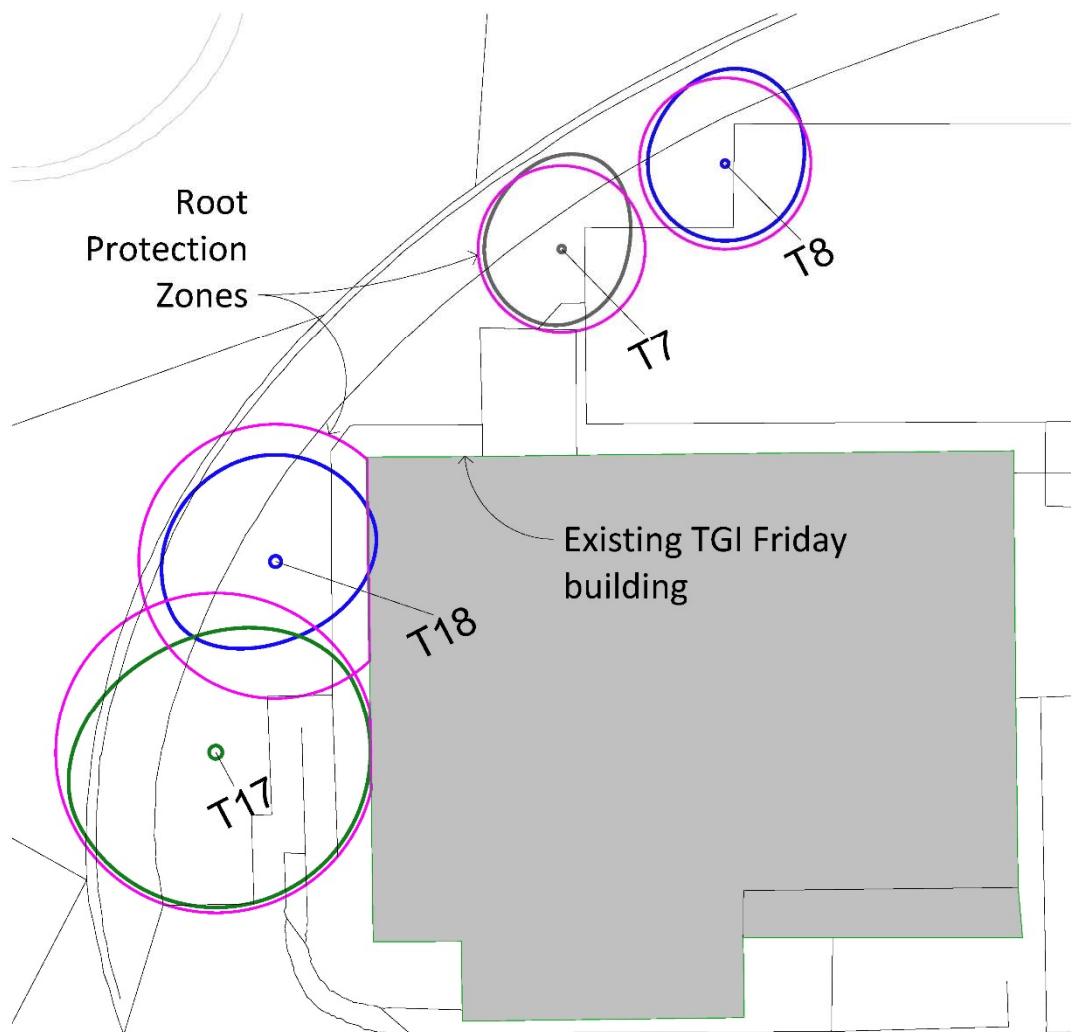
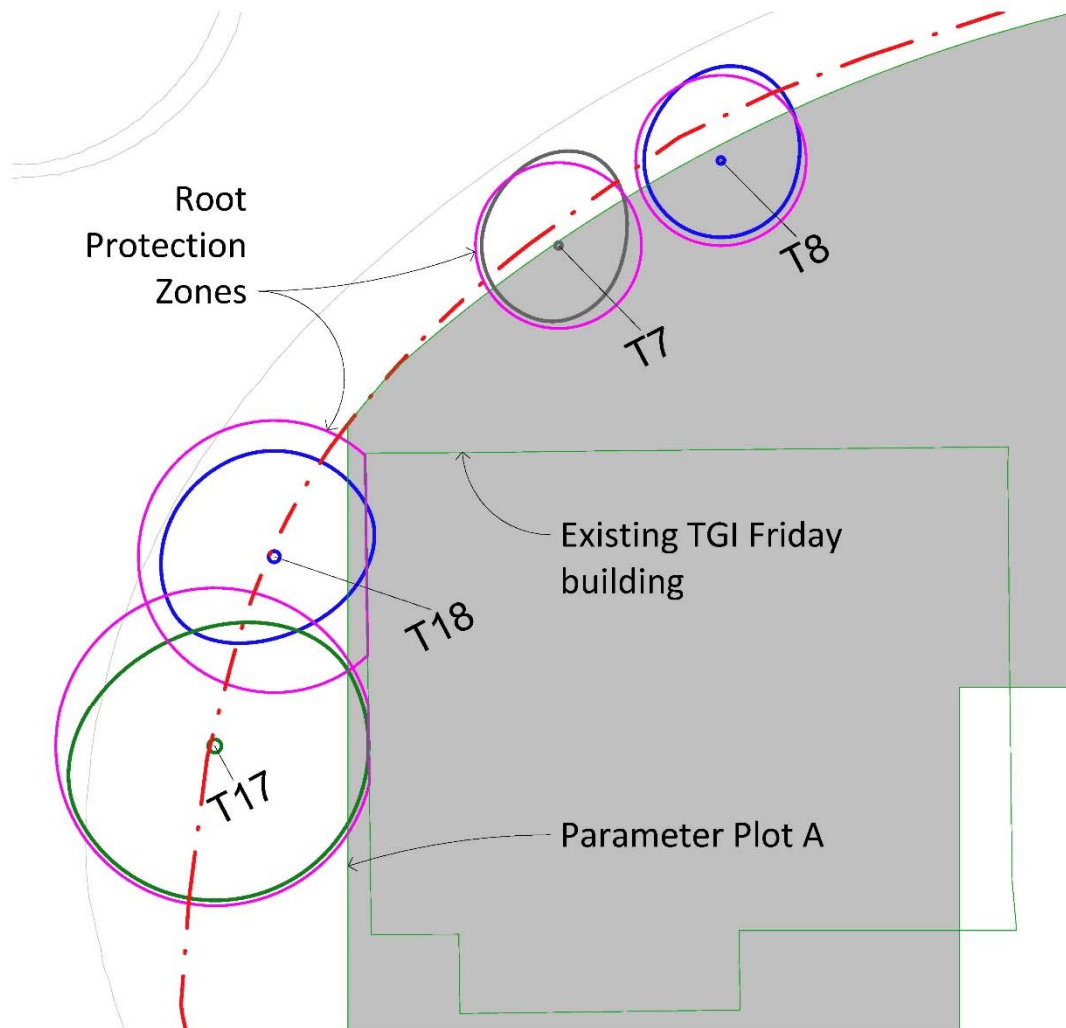


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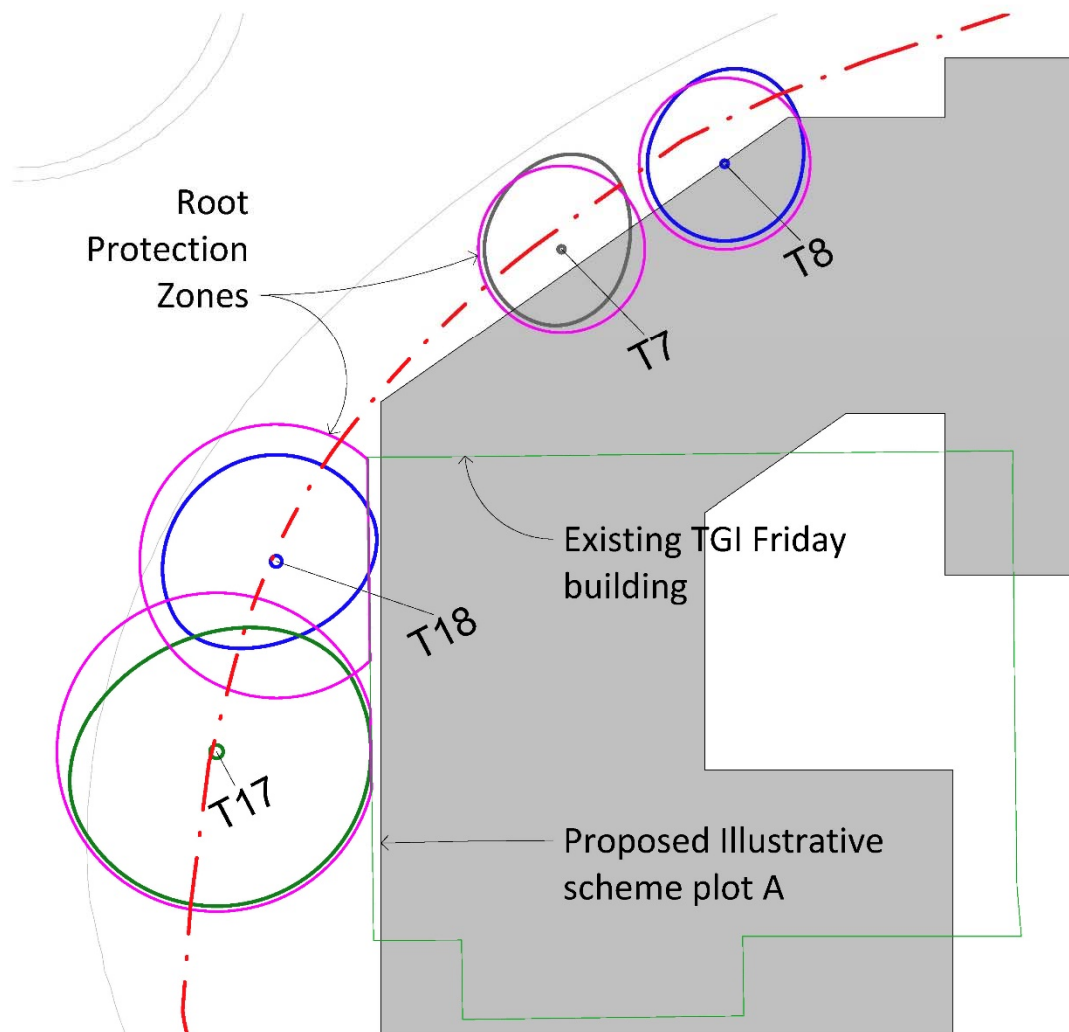
- There are 4 trees on the Caversham Road frontage adjacent to Plot A
- It is a reasonable assumption to assume the RPZs of T17-18 would only extend to the existing building line and not beyond, due to the foundations of the existing building
- T7 and T8 are set in a planting bed adjacent to parking areas
- T17 and T18 are in a grassed area immediately adjacent to the existing building (TGI Fridays)

Figure 2 – Trees in relation to the proposed Plot A Parameter layout



- The extent of the parameter layout is closer to Trees T17 and T18 than the existing building and covers trees T7 and T8.
- It is a reasonable assumption to assume the RPZs of T17-18 would only extend to the existing building line and not beyond, due to the foundations of the existing building

Figure 3 – Trees in relation to the proposed Plot A Illustrative scheme layout



Trees T17 and T18.

- The illustrative scheme is positioned further away from trees T17 and T18 than the existing building.
- It is a reasonable assumption to assume the RPZs of T17-18 would only extend to the existing building line and not beyond, due to the foundations of the existing building.
- Demolition of the footings and hard surfacing associated with the existing building adjacent to T17 and T18 will require methodology to protect and retain significant roots which may be secured by condition or as part of a reserved matters planning application.
- Additionally, an Arborocultural supervising role during demolition and construction would be required.

Trees T7 and T8.

- In the illustrative scheme proposal for Plot A, it would not be possible to retain trees T7 and T8.
- The acceptability of the loss of these trees from the street would be assessed at Reserved Matters stage and balanced against the mitigating effect of additional planting throughout the remainder of the site.
- This is consistent with the Arborocultural Impact Assessment Report of January 2020 submitted with the planning application (CD 1.16) which identified T7 and T8 as being removed to facilitate the development and which stated that the impact of their removal would be mitigated with new landscaping the detail of which would be submitted at the reserved matters stage.