

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251173
Address:	The Scrapyard, Highlands Avenue, Barkham, Wokingham, RG41 4SP.		
Proposal:	Full application for the proposed erection of 2no. industrial units following demolition of the existing tyre shed.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/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

The scrapyard site is in Countryside, within the proposed Valued Landscape of 'Barkham and Bearwood', set off a single-track road, proposed Greenway Route b 2.2. The location of the proposed works is within Tree Preservation Order (TPO) 20/1973, W1, being on all 'mixed hardwoods' of whatever age and possibly TPO 199/1981, W2, on all sycamore, alder, sweet chestnut, ash, birch, oak, rowan, horse chestnut, Scots pine, Norway spruce, hazel of whatever age.

I refer to submissions and information 223181; location plan 2701 01 A Mar 25; site layout 2701 100 G Oct 20; landscape statement May 25; Planning and Design Statement May 25 and warehouse shed 2.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The site layout is not accurate, for example the building labelled as 'building 4' is larger than shown on the plan to the point where the new building would abut up against it. A topo. would help accurately define the area so we can see the true impact of the proposal.

The design statement (point 6.9) mentions that neither of the sheds are over 4m in height, this contradicts the diagrams of sheds 1 and 2, where 6.3m is the height at the ridge line.

As this area is Countryside, volumes of the built forms are required for adherence to point RD11 of the Design Guide.

Shed 1

The existing tyre storage sheds vary in height, age and condition. If the volume increase is 50% or less, I can see that the new, modern design could be an improvement on the existing collection of sheds. There are no longer any trees of note that could be impacted by the development.

Shed 2

This would be an entirely new building at the edge of the site, the biggest on the plot, to be constructed where no building exists. Given the location close to the north boundary of 'Chloes Cottage' (and/or residence to the west of Fernview Cottage, depending on its actual location) and mass and size it would be exceptional, incongruous and overbearing. There is a tree of note which might be part of the TPO and is visible from Highland Avenue which would be impacted by the wall of the proposed shed, depending on its location. This would be shown on the topo. Overall, on current submissions I suggest this part of the application would be contrary to the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

n/a, at this time

Date:	16.6.25	Signed:	C Ramsey
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