

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242011
Address:	Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR.		
Proposal:	Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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 site is a field within Countryside and has a landscape character of High quality and sensitivity and lowest capacity.

I refer to submissions Arboricultural Statement Ref: LAS_746 Date: 05.06.24; soft landscaping proposals LAS 746 04 27.5.24 and additional submissions UKHab 16.5.24 20-1795 rev 1; Southern Site Access Vehicular Swept Paths Analysis TR01 B22007; Southern Site Access Visibility 1.10.24 001 B22007; site plan B22007 02 9.10.24.

National Planning Policy Framework 2023 (NPPF), Ancient woodland, ancient trees and veteran trees: advice for making planning decisions (Government Guidance). 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 tree information has been updated so that tree T13 of the Tree Survey, a sweet chestnut, has been reinstated on the Ancient Tree Inventory as veteran, tree number 46643.

Increasing the width of the 'south access' and the requirement of visibility splays, both initially and as maintained over time would reduce the opportunities for, and positive screening impact of, important green infrastructure boundary treatments along the arterial Finchampstead Road. The overall effect would be of a formal access in a Countryside location where there once was a field hedge. The scope of the scheme would be more publicly visible to the detriment of the character of the area.

Recent submissions suggest that turning and positioning of vehicles and units will require more hard landscaping, further reducing the prospects for mitigating green infrastructure.

I therefore maintain my view that the installation of urbanising built forms; access and hard surfacing on a small, narrow undeveloped field in a rural location would have an incongruous, detrimental impact on the character and appearance of the area and countryside. I suggest the development is contrary to T&L parts of policies such as CP1, CP3 and CP11, policies CC01, CC03 and TB21, the Design Guide SPD and sections 180 and 186 of the NPPF December 2023.

Conditions & Reasons (if required)			
n/a			
Date:	15.10.24	Signed:	C Ramsey