

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242418
Address:	Cousins House, 1-3 Reading Road, Finchampstead, Wokingham, RG27 0RP.		
Proposal:	Full application for a change of use from offices (Use Class E(g(i))) to a Patient Transport Service building (Use Class Sui Generis), along with the extension of the existing car park to provide an additional 5No. parking spaces.		
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 site is located in Countryside, on the A327 Reading Road, a Green Route, within the Blackwater River Valley which has a landscape quality and sensitivity of high with lowest capacity. The rear of the site backs onto the river Blackwater.

I refer to submissions 240893; D&A; landscape proposals.

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, Scheduled Ancient Monuments and Conservation Areas), 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 application form states there are no trees or hedges on land adjacent to/on the proposed development site that could influence the development or might be

important as part of the local landscape character. This would not seem to be the case as there are trees and hedges either side of the carpark, some of which will need to be removed/will be root impacted by soil removal and levelling to facilitate the new surface. They are part of and add to the publicly viewed (from local roads and the river) amenity of the verdant and exceptional bridge and riverside location. An Arboricultural Impact Assessment to BS5837:2012 would mitigate for this impact.

Permeable parking surfacing is suggested, given prevention of harm for trees/shrubs/hedges this may well suit the site from a landscape perspective, but no specification has been provided, so I am unable to assess this.

Landscaping in the form of Laurel hedging is proposed. This is a non-native plant and so would not suit the Countryside location.

For the above reasons the scheme appears contrary to policies such as CP3 and CC03.

The Countryside location means that the application must adhere to policy CP11. I believe that as the carpark is at the rear of the plot, furthest away from the building, it fails point 2 of this policy.

Conditions & Reasons (if required)			
n/a at this time			
Date:	8.10.24	Signed:	C Ramsey