

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250516
Address:	78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET.		
Proposal:	Outline application for the proposed erection of 1 no. detached four bedroom dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.)		
Type of Development:	Minor Dwellings (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 property is set back from the Barkham Road with access via a narrow driveway featuring trees.

I refer to submissions and information application form 23.3.25; planning statement and tree impact plan WTC/78 Barkham Ride/TIP/003 14.3.25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens 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 application includes a tree impact survey, but not all the impacted trees have been taken into consideration. I would expect to see that in this application. The

bitumen access track surface will protect the roots of trees. I would expect to see an assessment of whether access pruning of tree canopies is required.

Green infrastructure is to be removed to accommodate the scheme, I am pleased to see that landscaping is suggested for future appropriate application(s).

Conditions & Reasons (if required)			
none			
Date:	16.4.25	Signed:	C Ramsey