

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242994
Address:	Highwood House, Church Lane, Arborfield, Wokingham, RG2 9JA.		
Proposal:	Householder application for the proposed erection of a detached outbuilding.		
Type of Development:	Other Householder		
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 within Countryside on a single track rural lane.

I refer to submissions 242112;180987; D&A Nov 24; proposed block plan 401-21-01 15.2.24 and Preliminary Ecological Appraisal and Ground Level Tree Assessment Report 5.3.24 version 001

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, 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 scheme is a smaller version of consented application 242112. That being the case it will have less impact upon the landscape.

Conditions & Reasons (if required)

none			
Date:	12.12.24	Signed:	C Ramsey