

# MEMORANDUM

|                             |                                                                                                                                                                   |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                                                                                                            |                |        |
| <b>Service</b>              | WBC Landscape and Trees                                                                                                                                           | <b>App No:</b> | 250554 |
| <b>Address:</b>             | Heathlands Farm, Honey Hill, Wokingham, RG40 3BG.                                                                                                                 |                |        |
| <b>Proposal:</b>            | Full application for proposed retention of timber building accommodating farm vending machine and associated gravel car parking area and fencing (retrospective). |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | 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 on the edge of the Forest and Rides Valued landscape – and is influenced by it, specifically the woodland setting which is clear around the site such that the canopies appear to almost cover it when looking at overhead mapping. Trees are a valued landscape attribute of Landscape Character Area N1 ‘Finchampstead Pastoral Sandy Lowland’

***Scattered mixed and broadleaved woodland, including ancient woodland, and small wetland areas*** which provide valued ecological habitats including BAP priority habitats.

There are many protected and potential veteran trees lining Heathlands Road adjacent to the site.

The photos from a recent site visit appear to show the removal of trees within the site interior to formalise the space for parking to access the vending machine, If the application had been applied for in the usual way, a Tree Survey would have shown any conflict with the development proposed and mitigation may have been used to enable development subject to other checks.

As it stands the development, which may have involved thinning of the tree cover is contrary to Policy CC03 ii) D as it fails to protect and retain trees and other vegetation.

I am unable to support the application.

**Conditions & Reasons (if required)**

See above

|              |         |                |           |
|--------------|---------|----------------|-----------|
| <b>Date:</b> | 15.5.25 | <b>Signed:</b> | B. Crafer |
|--------------|---------|----------------|-----------|