

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241865
Address:	12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Full application for proposed three bedroom detached dwelling with associated parking and landscaping.		
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 site is on a Green Route Enhancement Area (GREA) road. The front o the site and neighbouring plot include mature shrubs and semi mature trees which are an important addition to the GREA of Shepherds Hill.

I refer to submissions 240336; D&A 18.7.24; access plan 24-936-03 July 24; proposed floor plans 24-936-04 A July 24 and proposed elevations 24-936-05 A July 24.

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 proposed floor plans 24-936-04 A July 24 state existing ‘foliage is to be trimmed back and maintained’ (mature shrubs) but does not say how. The site is on a Green Route Enhancement Area, all shrubs and trees offering amenity are important, so I welcome this aspect of the scheme. But, this area is the main

demolition/construction access for the site, so the shrubs will need protection, as will neighbouring trees.

R22 of the Borough Design Guide states backland development must not harm the existing character of the local area. It must relate positively to the existing layout and urban form and maintain the quality of environment for existing residents. I suggest the ridge height, scale and locally sympathetic design style of the proposed house will allow it to integrate into the street scene.

My only concern is for the green infrastructure of the site and neighbouring plot. I request a Tree survey and Arboricultural Impact Assessment to BS5837:2012 to detail protection for the impacted trees and shrubs. As it stands the application appears contrary to policies such as CC03, CP3 and TB21.

If the Authority is minded to approve the application as it is, I have suggested landscaping and tree protection conditions.

Conditions & Reasons (if required)			
CL4: landscaping			
CL7: tree protection.			
Date:	7.8.24	Signed:	C Ramsey