

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	253134
Address:	Brook Farm, Barkham Street, Barkham, Wokingham, RG40 4PH.		
Proposal:	Full application for the erection of 1 no. outbuilding for Class E nursery use. (Retrospective)		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes – 28/01/2026		

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

I have no objections to the erection of 1 no. outbuilding for Class E nursery use. (Retrospective)

The Site is in a farmhouse-farmyard location in the countryside along the primary road, Barkham Street, within the village of Barkham. (CP11) The village has been designated as an Area of Special Character - Barkham Church & Manor, Barkham. (TB26) There are no protected trees on the Site. There is a substantial hedgerow that separates the nursery Site from the road, providing privacy, screening, and mitigating any particulate or noise pollution generated by vehicles travelling along Barkham Street. According to the agent's letter, there has been a nursery school on this Site for over 20 years.

The existing outbuilding (retrospective) provides a sense of enclosure around the central play space. Its position may offer a small amount of afternoon shade to the central play space on the building's eastern side and some morning shade to the play space/vegetable patch on its western side.

The Officer observed several structures on-site during the site visit conducted 28.01.2026, including a large concrete pad, which has been constructed north of the outbuilding (retrospective). These structures have not been included on the block

plan provided by the agent. (Ref: Holtman + Newman Architects, Drawing No. 2526-S011 'Block Plan New Outbuilding,' Rev. P1, Nov 2025). The Officer wishes to pose a query to the Planning Officer about the future intention for this concrete pad and the combined impact and cumulative effect of these additional structures and outbuildings to the entire nursery complex (the Site). A more detailed site plan would help ensure clarity in future applications.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	29/01/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------