
MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261338
Address:	Newlands Mole Road, Sindlesham, Wokingham.		
Proposal:	(retrospective) Full application for the erection of decking.		
Type of Development:	Minor All other developments		
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 in a rural wooded location in the countryside. It is in the high quality landscape Bearwood Wooded Sand and Gravel Hills. It is also in the Barkham and Bearwood Valued Landscape.

Paragraphs 187(a) and (b) of the NPPF state that development should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

A number of Valued Landscapes within Wokingham Borough were initially identified through a Topic Paper on Valued Landscapes by WBC dated January 2020 to respond to paragraph 187 (a) of the NPPF and prepared as part of the evidence base for the Emerging Local Plan Update and associated Policy NE6. Further work has recently been undertaken to make refinements to the boundaries of the valued landscape areas to update the assessment and this has now been published in the Valued Landscapes Assessment dated September 2024 as part of the evidence

studies produced for the Local Plan Update: Proposed Submission Plan (Regulation 19).

it is noted that the application site falls within Barkham and Bearwood Valued Landscape. The NPPF indicates that these landscapes will need to be protected and enhanced, so therefore we will normally require information relating to how development on the can address this aspect.

The proposal has limited impact on the Valued Landscape and limited landscape harm overall.

Conditions & Reasons (if required)			
Date:	1.7.26	Signed:	BRC