

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242052
Address:	Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT.		
Proposal:	Householder application for the proposed erection of three outbuildings forming residential annexe, garden room, and garage & store, following demolition of existing outbuilding and removal of existing ancillary mobile home.		
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 located in the countryside. It is a large site the whole of which is covered by TPO1609/2017 – an Area and Woodland order where the woodland part of the TPO covers the eastern quarter of the site and the area part of the TPO covers the rest of the site. The northern and eastern quarter are within that part of the site designated an area of broadleaved and semi-natural woodland which is a priority habitat. The woodland character on the site is typical of the landscape character area in which the site is located; ‘Finchampstead Forested and Settled Sands’, a high quality landscape of high sensitivity with a low capacity for change, and although the site is just outside the ‘Forest and Rides’ Valued Landscape (See Landscape Topic Paper 2020), the site displays some of the ‘Valued Landscape Attributes’ for the area which includes;

Large expanses of mixed woodland containing mature trees which are important ecological habitats and provide a sense of place and history as well as opportunities for recreation. Stands of Scots pine provide characteristic landmark features

Settlement pattern of low density post-war properties in large plots along long straight rides and notably **the occasional wooded gaps between areas of settlement.**

Integration of development in the wooded landscape and absence of commercial, industrial buildings /large or tall built structures.

The continuous network of woodland and forestry which helps to provide physical and visual separation between settlements and to filter and screen views to the settlements within the area, as well as provide an attractive setting to housing.

Localised areas with a sense of tranquility and even remoteness, removed from the roads and visual influence of settlement, which provide an escape in close proximity to the urban population.

The Landscape Strategy for LCA M1 is to **conserve and enhance** existing character. The key aspects to be conserved and actively managed are the characteristic forestry and woodland; the rarer open landscapes of heath, mire lakes and pasture; important wildlife habitats; historic landscape features associated with the Royal Forest and recreational use. In particular, there is an opportunity to consider restoration of heathland within the woodland context. The aim should be to link and connect existing heathland areas.

In terms of development, the aim is to conserve and enhance the rural setting and gaps between settlements and maintain the low density domestic character of development.

I note the SV photos, and that the site appears to have undergone some clearance of the ground area and there are protected trees present in the areas proposed for development which is contrary to Policy CC03d of the Local Plan that requires trees, hedges and other landscape features are retained and protected, which is not possible with the layout proposed. The proposals for the residential annexe is set far apart from the existing dwelling giving the appearance of a separate dwelling which is contrary to Policy CP11.

Conditions & Reasons (if required)

Date:	8.10.24	Signed:	B. Crafer
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