

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242773
Address:	Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.		
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 in Countryside. Trees within and around the plot are important for the Countryside setting and screening.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping 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.

As per my submission of 27.11.24. Please provide the Tree Survey Plan (TSP). As it stands, I suggest the application is contrary to policies such as CC03, CP3 and TB21.

Conditions & Reasons (if required)

n/a at this time

Date:	18.12.24	Signed:	C Ramsey
--------------	----------	----------------	----------