

# MEMORANDUM

|                             |                                                                                                                                                                                           |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                                                                                                                     |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                | <b>App No:</b> | 243251 |
| <b>Address:</b>             | The Meadow, Spring Lane, Swallowfield, Wokingham, RG7 1ST.                                                                                                                                |                |        |
| <b>Proposal:</b>            | Householder application for the proposed relocation of the vehicular access and installation of 1 no. set of electric gates and 1 no. pedestrian gate, plus erection of a boundary fence. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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 within Countryside, on a single-track road. The property is set back within a large plot and screened from the public road by mature trees and hedges.

I refer to submissions and information 211137; 210330; photos 10.2.24; application form PP-13665066 16.3.25; elevations 21.3.25; site plan 21.3.25; fence 21.3.25; site plan 21.3.25; gate option 2 and biodiversity statement 21.3.25.

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, Policy 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 application involves the removal of hedging and small trees. With respect to the 'biodiversity statement' and as this is a Countryside location, I have suggested a landscaping condition to mitigate for the green infrastructure losses and for

enhancement. The new fence will be behind the hedge, which will be protected by the condition for, a period of time. The mitigation will help the application adhere to policies such as CC03, CP3 and TB21. I have also suggested retention of trees (site plan registered 21.3.25 refers), for the same policy reasons.

The overall visual impact of hard landscaping will be less than a neighbouring property boundary treatments.

| Conditions & Reasons (if required) |        |         |          |
|------------------------------------|--------|---------|----------|
| CL4:landscaping                    |        |         |          |
| Cl6: retention of trees            |        |         |          |
| Date:                              | 9.4.25 | Signed: | C Ramsey |