

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 260684
Address:	Longmoor Lodge, Park Lane, Finchampstead, Wokingham, RG40 4PT.	
Proposal:	Full application for the proposed erection of 1no. detached outbuilding, to include solar panels (Retrospective).	
Type of Development:	Other Householder	
Site Visit Made:	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 Council's Tree and Landscape Officer objects to the proposed erection of 1no. detached outbuilding, to include solar panels (Retrospective).

The Site is designated countryside (CP11) and a portion of the solar panel plantation appears to be located within land designated as Local Wildlife Site - Longmoor Bog and Woodland, California Country Park (CP7/TB23). The Site does not contain any protected trees; however, the woodland to the rear/eastern boundary of the Site is part of a larger woodland system. Officer observes from Google Earth Pro that over the last three years, the Site has been cleared of trees and woodland understory with grass, gravel, and fencing added. Aerial images taken in 2023 and 2025 show the change in land use.



August 2023



May 2025

The solar panel plantation and associated outbuilding cannot be seen from the public realm. According to *Proposed Site Plan PV Panels* drawing, a 1.2m laurel hedge has also been installed to screen the structures. (Ref: OSP, #24016-p101-Rev A, 18 March 2026) Whilst the Officer can appreciate the climate positive contribution solar panels make toward sustainable energy creation, removing a substantial number of carbon-sequestering trees plus the reduction in biodiversity and habitat, makes the Officer question who these solar panels ultimately benefit. The Officer is unsure whether they are compatible with the Countryside location. (CP11)

The development seems contrary to CP3 c, d, e and CC03 2d and 3.
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Conditions & Reasons (if required)

Date:	11/06/2026	Signed:	L. Abbott
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