
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 and set back from public roads to the extent that there are no views of the current built forms. Trees within and around the plot are important for the Countryside setting and screening.

I refer to submissions Arboricultural Report BPC 21309 21.11.24; comparison elevations 23-104-13 Oct 24; volumes; Topographical survey 112856-1 May 24 and D&A Oct 24.

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.

The new built form is twice as high at the ridge than the existing. Complementary external materials and a traditional-based design style are proposed. The proposed house location is in the vicinity of the existing. Volumes are presented to be within

the recommended amount for Countryside. The set back of the site would allow the development to sit within the plot and location without offering jarring or incongruous public views. I have no concerns with these aspects of the landscape impact of the scheme.

I have reviewed the Arboricultural Report. There is no Tree Survey Plan (TSP) as specified under point 4.4 etc of the BS5837:2012. A TSP shows the current site before proposed development is superimposed. The TSP is important as it illuminates what's there and allows a comparison between now and what is to be removed because of the development, so it aids mitigation for loss of green infrastructure.

There is currently a disconnect between the Topo, site images and the arb submissions. The TSP could help clarify this. It should be noted that stumps are required to be included on the tree survey and plan, point 4.4.2.6 of the BS5837 refers.

I request that we are provided with a TSP, please.

Conditions & Reasons (if required)			
n/a, at this time			
Date:	27.11.24	Signed:	C Ramsey