

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer	
Service	WBC Landscape and Trees	App No: 252762
Address:	West Court Land, Park Lane, Finchampstead, Wokingham, RG40 4QF.	
Proposal:	Prior approval submission for a proposed installation of replacement electronic communications apparatus comprising a slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.	
Type of Development:		
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 within an existing SANG and in a tree belt protected by a TPO (1447/2012) which forms the edge to the SANG where adjacent to Park Lane.

There is no information provided as part of the application as to the number or details of trees that are to be removed as part of the proposals. We would expect as a minimum a tree survey and arboricultural impact assessment in accordance with BS 5837 and required by Local Plan policy CC03. The Proposed Site Plan (Rev B) does not provide any details on the tree resource either to be retained or removed or whether any of the existing trees and their corresponding root protection area retained outside the development area will be impacted by the proposals. Regardless of the lack of information on trees, I object to the application due to the proposed removal of TPO trees.

The woodland belt in which the site is located contributes to the semi-natural space as required by the SANG Guidelines and as well as contributing to the wider landscape character around the site. Therefore, any removal of trees and inclusion of built development including a 29.1m mast will have a detrimental and harmful

effect on the SANG and the wider countryside character contrary to Core Strategy CP3 and Local Plan Policy TB21 and one which I cannot support.

Conditions & Reasons (if required)

N/A

Date:

2nd December 2025

Signed:

C. Brimble