

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	253039
Address:	Newlands, Mole Road, Sindlesham, Wokingham, RG2 9JQ.		
Proposal:	Full application for the use of land for the stationing of a mobile home for residential use. (Retrospective)		
Type of Development:	Other Change of Use		
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

Site is in the countryside accessed and located in Wokingham Borough Landscape Character Assessment Area L1 'Bearwood Wooded Sand and Gravel Hills' a high quality landscape with moderate sensitivity and a limited capacity for change. The site is also in the 'River Loddon' Valued Landscape.

The site is within a Phase 1 habitat broadleaved semi-natural woodland, with a larger area in and around the site covered by TPO 1825-2021 which is a woodland TPO which protects all parts of the tree above and below ground including the seedbank.

I note that the Site Plan – Rev. B 24.10.25 is showing the location of the development within the wider farm where trees are also included. The site is well screened in a remote site so any adverse impact on the Valued Landscape or high quality Bearwood landscape is minimal. I have no objection to the development in terms of adverse impact on any landscape features or the landscape character.

Conditions & Reasons (if required)

Date:	27.1.26	Signed:	BRC
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