

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242727
Address:	Land to rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Full application for the proposed erection of 1 no. three bedroom detached dwelling with associated parking and landscaping following demolition of the existing detached garage.		
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 on a Green Route Enhancement Area (GREA) road. The front of the site and neighbouring plot include mature shrubs and semi mature trees which are an important addition to the GREA of Shepherds Hill.

I refer to submissions 241865; D&A 26.10.24; location plan 24-936-01 B Oct 24; Arboricultural Impact Assessment (AIA) and Method Statement (MS) BS5837:2012 AAAIA12SH 29.8.24; location plan 24-936-02 C Oct 24; access and landscaping 24-936-04 C Oct 24 and proposed plans and elevations 24-936-03 C Oct 24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens 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.

Trees are to be removed, according to the Location Plan. This differs from the AIA etc which relates to a previous scheme where the trees were retained because they were off-site. Now that the trees are within the site and works are proposed in that area, 7 are to be removed, therefore, the AIA etc is not relevant to this application. Given the change and that only 3 trees and a hedge remain I suggest it is proportionate that an MS is part of reserved matters.

The site is of a GREA, so to allow the application to accord with policies such as CC03, CP3 and TB21 I would require a landscaping scheme with included trees of appropriate species for the location.

I have suggested conditions to preserve and enhance the hard and soft landscape of the site.

The changes to the built form of the consented application offer public realm low impact, so I have no concerns about the character of the street, pending the conditions below.

Conditions & Reasons (if required)			
CL1: Boundary treatments			
CL4: landscaping			
CL6: tree retention			
CL7: tree protection			
Date:	21.11.24	Signed:	C Ramsey