

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243251
Address:	The Meadow, Spring Lane, Swallowfield, Wokingham, RG7 1ST.		
Proposal:	Householder application for the proposed relocation of the vehicular access and installation of 1 no. set of electric gates and 1 no. pedestrian gate, plus erection of a boundary fence.		
Type of Development:	Other Householder		
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 within Countryside, on a single-track road. The property is set back within a large plot and screened from the public road by mature trees and hedges.

I refer to submissions and information 211137; 210330; site plan 14.1.25; proposed elevation; visibility splay; biodiversity statement and application form PP-13665066 30.12.24.

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 application involves the removal of hedging and small trees. Referring to the 'biodiversity statement' and as this is a Countryside location, I have suggested a landscaping condition to mitigate for the green infrastructure losses. The new fence

will be behind the hedge, which will be protected by the condition for a period of time. The mitigation will help the application adhere to policies such as CC03, CP3 and, TB21. I have also suggested retention of trees (site plan 14.1.25 refers), for the same policy reasons.

The overall visual impact of hard landscaping will be less than a neighbouring property boundary treatments.

Conditions & Reasons (if required)			
CL4:landscaping			
Cl6: retention of trees			
Date:	10.2.25	Signed:	C Ramsey