

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242058
Address:	Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Full application for proposed erection of 1 No detached dwelling with associated landscaping and parking followed by the demolition of the existing 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 located in the countryside. A woodland order covers part of the site; TPO 1755/2020 which protects not only the upper part of the tree but the rooting area beneath including the seedbank. The TPO extends from the southern edge of the M4 motorway to the north of the site and to the rear of Oakview and includes an Oak tree outside of the site boundary around the edge of the seasonal pond to the north.

It is stated in the '*Arboricultural Method Statement, Implications Assessment and Tree Protection Report*' that a farm track goes through the woodland TPO and observing this on overhead mapping, it looks as though the track could also go through part of the site. The farm track is included on the Tree Protection Plan with a dotted line and appears outside of the site boundary – but the information does not show the access gate into the field, only a partial path of the track around the edge of the pond where the tree is growing on the edge of the pond bank.

The information regarding the existing site boundary in relation to the neighbouring land to the north should be included in an 'Existing Site Plan' and on a clear block plan that includes the track as even if it is totally outside of the site boundary, it is of material concern to the planning application.

A 'Tree Protection Plan' is submitted but does not overlay the proposed development proposal, so the impact of development on the tree cannot be measured in accordance with Policy CC03d.

I have measured the TPP and the thumbnail sketches on the architect's plan and it appears the site boundary is roughly in line with the position of the tree protection fencing, but it would be useful for the site boundary to be included on a drawing with the position of the tree, its root protection area and the development proposal overlaid, and include an accurate route as possible of the path of the farm track and its proximity to development. I note this is on the Tree Protection Plan.

It is stated in the Tree Report that the route of the farm track has been within the root protection area of the Oak for many years, so there would be no concerns over additional compaction by its continued use. It is also recommended that the gate to access the field from Mill Lane be lockable to allow access to the field but NOT for construction.

I can see that car parking is placed just outside of the root protection area – however this leaves little space for manoeuvring cars. I cannot see what the proposals are for this part of the garden, if it will be soft landscaping or all/part hard landscaping. In the planning statement it says that landscaping will be covered in reserved matters which would be fine.

The proposed design is taller than a 2 storey building and in a very modern design that is at odds with the landscape character of the site which is located in the countryside.

Please include the development footprint on the Tree Protection Plan and resubmit the plan asap. Please also include clearer existing and proposed plans rather than just thumbnails within the elevational drawings.

Conditions & Reasons (if required)			
Date:	8.10.24	Signed:	B. Crafer