

MEMORANDUM

From:	Stuart Ryder Consultant Landscape Architect		
Service	WBC Landscape and Trees	App No:	251086
Address:	Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ.		
Proposal:	Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (All matters reserved except for means of access.)		
Type of Development:	Major Dwellings (10+)		
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

This Application is outline in nature with the exception of the proposed access. The submitted proposal plans and reports submitted in support of the Applications are therefore treated as indicative and just one way of delivering the works.

This set of proposals illustrates the 63 No. units set between the ongoing construction of houses associated with the 57 No units built of Copenhagen Rise and a new SANG to the west. Images on Google Earth are very recent and dated 9/5/25 and show the main part of the proposed Site has been used as a compound to service the construction of the 57 No houses to the east.

A Landscape and Visual Appraisal (LVA) has been prepared by Indigo Landscape Architects to support the Application. The methodology used to prepare the LVA are in accordance with the Landscape Institute's Guidelines for Landscape and Visual Appraisals Third Edition (GLVIA3). It splits the receptors considered into separate landscape and visual elements.

For landscape elements there is an overall conclusion at §8.2.8 a landscape effect of Very Slight Adverse is given for landscape character. I disagree with this assessment and think it would be Slight, Adverse effects on landscape character as it will be forming the new edge to the nearby SANG. However this is not a substantial

enough landscape effect to warrant a landscape reason for refusal. The proposals will be judged within the landscape between the recent housing to the east and the SANG to the west.

Visual effects have been assessed after conducting a Zone of Visual Influence modelling assessment which identified 19 No potential visual receptors from public locations. After assessment on the ground three of these were carried forward in the assessment process. Site photography presented in the LVA back up this reduction in visual receptors. The photographs are winter views that illustrate the worst case scenario with deciduous vegetation leafless.

Of the public receptors assessed it is the users of the newly formed SANG that will experience most visual change with a Moderate, Adverse in the Medium term reducing down to Slight, Adverse with the establishment of planting on the Site and within the SANG. This assessment appears fair and reasonable.

As for private views from people's existing homes three are identified in the LVA for receiving notable, adverse visual change. These are 29 Copenhagen Rise (Substantial, Adverse and Permanent) change and Nos 1 & 2 Highland Cottages appreciable adverse change in summer months and major, adverse change in the winter months as explained in §8.3.11 of conclusions set below.

8.3.11 From the private domain it is receptors within west-northwest facing rooms in number 29 Copenhagen Rise and within two private residential properties (numbers 1 and 2 'Highlands Cottage') on the Highlands Estate that would be most significantly affected. From these properties:

- Receptors in number 29 Copenhagen Rise would experience **substantial adverse (and therefore significant) effects in all periods.**
- Receptors in 'Numbers 1 and 2 Highlands Cottage' would experience appreciable (summer) to major adverse winter (and therefore significant) effects in all periods.

People rarely have the 'right to a view' in law but consideration of the effects on their private amenity is allowable.

Trees

With regards to effects on trees there are three trees/groups identified for felling or removal namely T72, T73 and part of G62. The large majority of trees on and around the Site are retained by the proposals. All fall within TPO No 1519/2016.

Their position within the centre of the Site means that their removal would not affect how the Site presents itself to the surrounding area. Their status as assessed in the Bartrell Tree Care report are either Category C or U classified stock. I agree with the conclusions that their removal would not affect the overall landscape qualities at the Site.

The replacement stock and wider mitigation planting should seek to provide similar tree species as to the larger structure planting on Site to emulate the area's current verdant character and provide the next generation of tree stock.

Consideration of tree protection has been made within the tree information provided. It is pointed out to the Applicant that should the proposed layout change, including

the services onto and off Site then the tree protection measures would require re-design.

BNG

Finally a brief point from the BNG Report conclusions (at §5.3) as prepared by Aspect Ecology is that 2.01 off site units need to be bought to address a BNG deficit at the Site. The provision of these units will need to be confirmed through appropriately worded agreements should you decide to grant consent.

Conditions & Reasons (if required)

A series of landscape Reserved Matters should be applied to the proposals to ensure their delivery in an acceptable form:

Notwithstanding the existing layout that a set of landscape proposals are submitted to Wokingham Borough Council for Approval including but not limited to soft landscape proposals, hard landscape proposals, boundary proposals, site furniture and lighting at a minimum scale of 1:200. The proposals must demonstrate an equality of access around the public realm for all Site users in line with the Equality Act 2010 (as amended) – *In the interest of creating an acceptable place to live for all whilst retaining the quality of the Borough's external realm.*

That the accompanying the landscape proposals a Landscape Maintenance and Management Plan (LMMP) will provided to explain how the landscape works will initially be delivered, established and then maintained. The LMMP will also include clauses for the replacement of dead, diseased or dying stock for five years after the implementation of the agreed soft landscape proposals - *In the interest of creating an acceptable place to live and retain the quality of the Borough's external realm.*

That the means of delivering the ongoing care of the public realm is defined and legal agreements are entered into by the Applicant to ensure the care of the public realm in perpetuity. – *To ensure the ongoing upkeep of a key part of the proposals.*

That all existing trees and hedges that are identified for retention are protected during the delivery of the works and new stock becomes part of an updated TPO. No retained trees or hedgerow shall fall into the private ownership of householders on Site. – *To minimise the risk of construction damage to important tree stock and to guarantee their long term positive and sustainable management.*

Date
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16/6/25

Signed
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Stuart Ryder