

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243165
Address:	Brooklands, Hollybush Ride, RG40 3QR.		
Proposal:	Full application for the proposed erection of a 1No detached dwelling with associated parking and landscaping. Followed by the demolition of the existing dwelling.		
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 in Countryside and subject to Tree Preservation Order (TPO) 874/1997, W1, on all trees of what size alive currently and in perpetuity.

I refer to submissions and information 223654; 221832; 231383; D&A Oct 24; Bat activity survey Nov 24; BS:5837 Arboricultural Report tree survey and constraints advice SCD 06110/2023 0.3 20.9.23; BS:5837 tree protection plan TPP 06110/2023 0.2 Sept 23; BS:5837 tree constraints plan TCP 06110 2023 Jul 23 and BS5837 Arboricultural report Arboricultural Impact Assessment and method statement AIA/AMS 06110/2022 0.2 Sept 23

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, 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.

The proposed development is similar in principle to application 231383, except much larger and so very much contrary to RD11 of the Design Guide. I objected to 231383 on policy grounds and so object to this application for the same reasons.

As an aside, the Arboricultural submissions relate to 231383. The Arboricultural Impact Assessment etc reports are insufficient for the current application as the development is different, so tree impact is changed.

Overall, I fail to see that the application can comply with T and L parts of CP1 1 and 10; CP3 b, c and d; CP11 2; CC03 2a,d,e and 3; TB06 1, 2ii, iii, iv, b and TB21 1 and 2, Design Guide R2, R3, R4, R7 and RD11 and NPPF 139.

Conditions & Reasons (if required)			
n/a			
Date:	15.1.25	Signed:	C Ramsey