

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251313
Address:	Hambridge Farm, Easthampstead Road, Wokingham, RG40 3BS.		
Proposal:	Full application for the permanent retention of a rural workers 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 on a Green Route, within Countryside, but also subject to various strategic planning applications regarding housing in the wider area. The existing building is set back from the road, on the edge of the farmyard complex, behind a maturing screen of roadside hedging and a fence.

I refer to submissions and information 180091; 213513; site plan 22111-1 02 1.11.21 and proposed plans and elevations 22111-1 01 1.11.21.

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 seeks to make permanent an existing dwelling which is seen from the public road as being part of a commercial farmyard. Other applications for this agricultural workers home have received consent subject to landscaping conditions,

but these are not apparent on the site. As this application is for a permanent building, I hope the applicants will consider planting green infrastructure as it will be even more important to the character of the location, going forward. I have plagiarised a condition from consented application 180091.

Conditions & Reasons (if required)

CL4:Landscaping details (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a planting scheme of landscaping, which shall specify species, planting sizes, density, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. It is to take account of the following requirements:

- a) Semi-standard sized oak or beech along the hedgerow with the Easthampstead Road, at 10m centres and set within the site a minimum of 2m from the existing fence (to avoid them being cut with the flail).
- b) A native hedgerow 1m in width around the curtilage of the mobile home. Plantings to be 5 per square meter, including at least 5 from the following list – holly, yew, hawthorn, guelder rose, blackthorn, honeysuckle, beech, field maple and hazel,.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

*Reason: To ensure adequate planting in the interests of visual amenity.
Relevant policy: Core Strategy policy CP3 and Managing Development
Delivery Local Plan policies CC03 and TB21.*

Date:	16.6.25	Signed:	C Ramsey
--------------	---------	----------------	----------