

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260789
Address:	Hatch Gate Farm, Lines Road, Hurst, Wokingham.		
Proposal:	Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective)		
Type of Development:	Major Heavy industry/storage/warehouse		
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 the countryside and within Wokingham Borough Landscape Character Assessment Area C2 Hurst River Terrace. Key issues affecting the character area include the following;

- *Hedgerow loss associated with past expansion of fields and intensification of agriculture.*
- *Despite the presence of pasture there are no areas of species-rich grassland in this area due to increasingly intensive grassland management and conversion to arable land or pony grazing.*
- *Large-scale modern agricultural buildings are prominent in the rural landscape.*

The Landscape Strategy is to conserve the quiet, rural and agricultural landscape with its scattered rural farmsteads and small red brick villages connected by narrow lanes. There are opportunities to enhance the landscape through restoration and management of hedgerows.

Landscape Guidelines include;

Conserve and manage hedgerows and hedgerow trees as important wildlife habitats and landscape features, as well as the links they provide across the landscape and between areas of woodland. Reinstall or repair hedgerows and hedgerow trees with native species where there are opportunities to do so.

The southern boundary is populated with trees and other vegetation, however the northern site boundary is bare of vegetation. I note there is a palisade security fence around the site boundaries so any enhancement planting will need to be outside of the site within a verge outside of the fence to the field boundary.

The Planning Statement suggests that enhancement planting could be carried out, and a native hedgerow with hedgerow trees at 10m centres would eventually create a visual mitigation to the building itself, as can be seen on the south side. It would also be prudent to restore and enhance the southern boundary hedgerow alongside to northern boundary.

See condition below;

CL4 - Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, to include native hedgerow containing a minimum of 6 species with hedgerow standard trees planted at 10m centres along the northern site boundary. Hedgerow enhancement to the southern boundary hedge will help to provide some screening and enhance views across the flat and open landscape.

A Planting Plan shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following approval.

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.

RL4 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 (and TB06 for garden development)

Conditions & Reasons (if required)			
Date:	12.5.26	Signed:	BRC