

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261198
Address:	Scarletts Lodge, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD.		
Proposal:	Full planning application for proposed erection of 1no. Hay and feed barn with associated machinery storage.		
Type of Development:	Minor All other developments		
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

Site is in the countryside and the Green Belt. It is located in Wokingham Borough Landscape Character Area (LCA) G1 Hare Hatch Farmed Chalk Slopes a moderate quality landscape.

The northern part of the site is set back from Bath Road a Green Route, by about 18m. The overall length of the site north to south is about 150m. The site of the development is in the far south of the site north of a cluster of residential dwellings and outbuildings along Scarletts Lane from where the site is accessed.

The proposal is to erect a hay and feed barn over existing hardstanding located close to a boundary marked with close board fencing, which I understand is the boundary with Scarletts Lodge (the applicants home). Along the boundary are mature native Ash and other trees.

The hay barn is 6m x 14m long, and is 6m high, which looks to be higher than the existing stable building. There will be a glimpse of the barn height from the garden of Scarletts Lodge which could be mitigated with enhancement planting within the verge on the SE side of the barn.

I cannot measure the width of the existing hardstanding where it is proposed to erect the new barn as its extent is not defined on the Site Plan.

My attention was drawn to the site visit photos showing the existing hardstanding that I estimate as being about 4-5m wide. I note there are soft verges either side of the proposed barn/existing hardstanding.

The verge adjacent to the boundary with Scarletts Lodge is wider, an average of 4.6m, than that between the existing stables and the proposed barn which I can measure on the plan as 1.55m, although this distance appears wider on the site visit photos. Will the hard standing be extended towards the stabling?

In order to accommodate the proposed barn the hard standing will need to be widened. If this hard standing is extended in the wider soft verge to the SE it may adversely affect the root protection areas of the retained trees in the adjacent garden and we will need a survey of the boundary Ash trees to determine any adverse effects of widening the hard landscaping / support for the barn. We would require a tree constraints plan to BS5837:2012 to ascertain the potential impact in accordance with Policy CC03/2d of the Local Plan.

I note the orientation of the barn and I assume that the access will be via the south-west aspect.

Please provide clarity of the dimensions of the hard standing asap in order for us to confirm whether tree protection information is required.

.

Conditions & Reasons (if required)			
Date:	14.7.26	Signed:	BRC