

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260437
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.		
Proposal:	Full planning application for the proposed change of use of an existing building to residential use (C3) to create 1no. dwelling house, including alterations to fenestration and the installation of roof lights, alongside the erection of a front porch, following the removal of an existing mobile home.		
Type of Development:	Other Change of Use		
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. There are trees close to the entrance and where the mobile home is located, and these will require pruning back to avoid conflict from construction /demolition activities. The site is located in Wokingham Borough Landscape Character (WBLCA) Area I4 Hurst Farmed Clay Lowland a high quality landscape of moderate sensitivity. The Landscape Strategy for LCA I4 is to enhance the rural pastoral intimate character, which includes reinstate hedgerows and improve grassland management particularly in horse paddocks. In terms of development the aim is to conserve the low density settlement pattern of farmsteads along rural lanes in the small village of Hurst. The proposals appear contrary to CP11, however in the event that permission is granted, landscape enhancements will be required in accordance with Policies CC03 and TB21 of the Local Plan, which should include any works to trees.			
Conditions & Reasons (if required)			
CL5 – Landscape Proposals in event of permission being granted.			
Date:	8.5.26	Signed:	BRC

