

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242953
Address:	The Horns Inn, Crazies Hill, Wargrave, RG10 8LY.		
Proposal:	Full application for the proposed change of use of part of the upper floor to guest accommodation (Use Class C1) and part to flexible Class C1 and E use; erection of a replacement gazebo with PV panels, removal of decking and 2 no. existing sheds and erection of 1 no. shed, plus landscaping and external alterations to the building including changes to fenestration and erection of a single storey canopy roof to the side.		
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 faces onto Crazies Hill and Foxsteep Cottages opposite. The Horns is a public house and a Grade 2 listed building. The site is in the countryside and the Green Belt as a result Policies CP11 and CP12 of the Core Strategy apply.

The site is located close to The Crescent a row of ex. Social housing, and opposite Fox Steep cottages which are subject to refurbishment. There is a wide grassy verge opposite with a red telephone box, which together with the surrounding buildings contribute to the Conservation Area status. The setting of the pub is enhanced by existing mature trees of which a mature Oaks are dominant in the foreground, and there are Weeping Willows and hedgerows lining the site boundary, and the pub garden at the rear.

The site is located within the Remenham Chalk Valued Landscape – see Landscape Topic Paper (WBC 2020), and is within Wokingham Borough, landscape character area (LCA) G1 ‘Hare Hatch Farmed Chalk Slopes’ a moderate quality landscape, of moderate sensitivity and a modest capacity for change. The G1 landscape consists of a gently sloping landform supporting a farmed landscape with an intimate

mosaic of arable fields and pasture interspersed with small woodland blocks. There is a dispersed settlement pattern of rural hamlets, scattered farmsteads and large manor houses. Each landscape character area has identified 'Valuable Landscape Attributes' and those that relate to the site include;

Distinctly rural farmed and estate character due to the mosaic of irregular fields of varied size, woodland blocks and sparse settlement pattern of hamlets, villages and manors connected by leafy rural lanes.

Numerous mixed and deciduous woodlands including BAP priority habitats and semi-natural ancient woodland, which provides valuable habitats.

Distinctiveness of the historic built form in the villages, farmsteads and manors.

Parkland landscapes and veteran trees of large Georgian and Victorian manor houses which have a localised impact on landscape character and contribute to the sense of place.

Strong sense of intimacy and enclosure due to undulating topography and scattered woodlands which subdivide the landscape.

Key issues affecting the character area include;

Loss of hedgerows and hedgerow trees due to changes in management practices and changes in farming. Changes in woodland structure and management and effects of pathogens and climate change, Dilution of character of parkland landscapes as a result of Commercial use of historic manor houses and their estates as upmarket business parks and lack of recruitment of young trees (through natural regeneration or planting) required to rebalance the age structure of parkland and hedgerow trees is an on-going threat to the character of the landscape. Demand for new residential expansion, infill and densification of existing settlements, eroding the rural character and tranquillity of the area and potentially eroding the historic settlement form of the villages, hamlets, farmsteads and manors. Demands for upgrading the winding network of rural lanes with new signage, line painting and widening impacting tranquillity and threatening the intimate rural character of the lanes.

Many plans have been submitted which show the extension of an outside dining area to be paved with Indian Sandstone and covered with a new pergola which measures 13.15m long x 7.65m wide extending to 10.50m wide to accommodate a food preparation area. The area of new Indian sandstone paving extends to 19.5m long x 11.75m wide.

I note there are existing trees that are close to the northern elevation and to the east side, and other trees around the site that may be impacted by development. Policy CC03d requires that development proposals demonstrate how they have considered the protection and retention of existing trees, hedges and other landscape features. As such I require an Arboricultural Implications Assessment to BS5837:2012 in order to understand the impact of the development on the existing trees and other landscape features. Please submit asap.

Conditions & Reasons (if required)

Date:	23.12.24	Signed:	B. Crafer
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