
MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	260737
Address:	Land Off Eversley Road, adjacent to Highfield Park, Arborfield, Berkshire.		
Proposal:	Full application for the proposed change of use of land for the stationing of 1 no. static caravan for occupation by Gypsies / Travellers with associated access and landscaping works.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
Site Visit Made:	Yes – 24 th March 2026		

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 located in the countryside with the access to the site taken off Eversley Road which is designated as a Green Route Enhancement Area. The site currently undeveloped and consists of scrub and small trees which contributes to the wider landscape character.

Wokingham Borough Landscape Character Assessment (WBLCA), dated November 2019, identifies a number of different landscape character areas (LCA's) across the Borough and provides key information regarding each of the LCA's. The site falls close to the boundary between LCA L2 – Farley Hill Wooded Sand and Gravel Hills and LCA J2 – Arborfield Cross and Barkham Settled and Farmed Clay.

Any application will need to be accompanied by a landscape and visual impact assessment (LVIA) to support new development within the countryside as required by the planning policies CC03 and TB21. The LVIA will need to fully consider how the proposals address the key characteristics of this landscape character area and specifically how the impacts of the development can be reduced and mitigated by sympathetic and appropriate design principles.

A number of Valued Landscapes within Wokingham Borough were initially identified through a Topic Paper on Valued Landscapes by WBC dated January 2020 to

respond to paragraph 187 (a) of the NPPF and prepared as part of the evidence base for the Emerging Local Plan Update and associated Policy NE6. Further work has recently been undertaken to make refinements to the boundaries of the valued landscape areas to update the assessment, and this has now been published in the Valued Landscapes Assessment dated September 2024 as part of the evidence studies produced for the Local Plan Update: Proposed Submission Plan (Regulation 19).

Paragraphs 187(a) and (b) of the NPPF state that development should contribute to and enhance the natural and local environment by:

- a) *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

The application site falls within Farley Hill Valued Landscape. The NPPF indicates that these landscapes will need to be protected and enhanced, so therefore we will need to understand how development on this site can address this aspect and this should also form part of the LVIA.

The Planning Statement indicates that the site contains no trees or hedges, which is clearly not the case either within the site or adjacent to Eversley Road where the proposed new access and associated visibility splays will require removal of additional vegetation. An Arboricultural Statement has been provided which states there are no trees located within the site boundary or falling distance of the site, however following site visit I can confirm there are a number of trees and other vegetation that will be affected by the proposals. Therefore, a tree survey and arboricultural impact assessment to BS 5837:2012 will need to be provided to identify the tree resource within and adjacent to the site and to help inform design and layout of the site in relation to RPA's of trees in accordance with MDD Local Plan Policy CC03. Any tree or vegetation removal will also have a detrimental impact on the wider landscape character.

Insufficient details have been provided regarding the necessary work to enable construction of the access road which is wider than the existing track and will require further tree and vegetation clearance of the surrounding young woodland. There is also a need to culvert the roadside watercourse which is currently blocked by recent earthworks. Vegetation clearance in relation to the access road will have a detrimental impact on the adjacent Green Route.

I am unable to support this application as insufficient information has been provided to show that the proposed development will not cause harm to the surrounding landscape character which has been identified as a Valued Landscape, or the Green Route. Therefore, I consider the application is contrary to Core Strategy policies CP3 and CP11 and Local Plan Policies CC03 and TB21.

Conditions & Reasons (if required)			
N/A			
Date:	15 th May 2026	Signed:	C. Brimble