

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242829
Address:	Nutbean Farm, Nutbean Lane, Swallowfield, Wokingham, RG7 1XL.		
Proposal:	(Part Retrospective) Full application for proposed multi-purpose storage building, retention of extended yard area and change of use of hay and straw store to stable.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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, in the Farley Hill Valued Landscape and in Wokingham Landscape Character Area L2 'Farley Hill Wooded Sand and Gravel Hills', a high quality landscape of moderate sensitive and a limited capacity for change.

The location of development has been subject to several applications in the last few years associated with horses.

I have no objection to the extension of the yard area providing that is the total area now required and there will be no subsequent extensions into the Valued Landscape.

With regard to the proposed storage building, this is very close to the hedgerow and existing trees some of which are protected by TPO1310/2009. No tree information has been submitted with the application. The building is proposed in a ad hoc way and does not work with the layout of the stables. If the building is for storage then why is it located close to the stables – the site is large and an alternative siting would be much better in terms of design and impact on the character and appearance of this area of the site which is close to the pond and landscape features

that contribute to the rural character. The location and massing of the building is contrary to Policy CP3 of the CS which says; 'Planning permission will be granted for proposals that;

Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design....

In addition;

To maintain or enhance or enhance the ability of the site to support fauna and flora including protected species.

Contribute to a sense of place in the buildings and the spaces themselves and the way they integrate with their surroundings... including the use of appropriate landscaping.

The proposals do not provide any information about existing trees such as an Arbicultural Impact Assessment and is therefore contrary to Policy CC03d of the LP.

A Landscape and BNG plan is submitted which shows previously requested landscape interventions associated with the menage and the stables, but also includes BNG for the proposed building. As I object to the location of the building and its potential impacts I'm not sure how relevant this plan is. Besides, the hedge around the menage was requested some time ago.

Conditions & Reasons (if required)

See above

Date:	17.12.24	Signed:	B. Crafer
--------------	----------	----------------	-----------