

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251486
Address:	Land west of Edney's Hill, Barkham Road, Barkham.		
Proposal:	Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.		
Type of Development:	Major Dwellings (10+)		
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 comprises of paddocks and trees and is located in the countryside, Policy CP11 of the Core Strategy applies.

The site consists of a predominantly open parcel of grassland at the junction of Barkham Road and Edneys Hill. It is located adjacent to, but outside of, the settlement limits of Barkham, a limited development location within the Borough's settlement hierarchy. The site has not been identified for development in the Local Plan' and is contrary to it.

There is a potential *Veteran* Oak tree in the SW corner of the site which is one of a pair with another offsite Oak protected by TPO1935/2023.

SITE LOCATION AND SETTING

The northern site boundary is adjacent to Barkham Road, a Green Route as per the Policy Map. South-east of the site is a farmhouse and associated agricultural buildings and an open fields to the south. The topography of the site is elevated above and slopes towards Edneys Hill a narrow (4m) public road running along the eastern boundary of the site which has a distinctly appealing rural appearance leading to open countryside to the rear of the site that extends far to the south. These features contribute to the generally semi-rural character and appearance which is enhanced further by the presence of mature landscaping and established trees

along the boundaries of the site and within the surrounding gardens and open countryside.

To the west of the site is residential development of large front facing detached dwellings to Barkham Road, and to the rear of which is Coppid Hill House and an additional 4 large detached dwellings that face rear garden boundaries. Coppid Hill House is a sizeable dwelling with a long garden. Built form extends for 54m along the western site boundary from Barkham Road and past Coppid Hill House, south-west of which is Coppid Hill Barn accessed by a 2.2m wide path between the site and Coppid Hill House which extends beyond the barn footprint from Barkham Road.

Opposite the site to the north of Barkham Road, is the southern extent of the settlement area known as 'Barkham Hill', defined as a Limited Development Location broadly located behind the rear gardens of the original residential development facing Barkham Road. The site is being referred to in the documents as part of Barkham Hill, but it is designated countryside in the Local Plan.

To the SE of the site is PRoW WOKI33 which extends NE towards Barkham Road, and SW towards Barkham *Area of Special Character* (ASC) where it becomes BARK 10. Opposite the site is PRoW BARK19 a byway open to all traffic also known as Aggisters Lane which is lined with groups of trees, some protected by TPO 0761-1995. A short distance to the west of the site is an area of woodland protected by TPO 0765/1995 and an area of Priority Habitat and semi-natural broadleaf woodland. Areas of woodland are a common feature along Barkham Road.

Landscape Character

The site is located within Wokingham Borough Landscape Character Assessment (WBLCA-2019) Area J2 'Arborfield Cross and Barkham Settled and farmed Clay'. A landscape of moderate quality, sensitivity and a modest capacity for change. Although not located in the Valued Landscape the site is close to 'Barkham Bearwood' VL. All the LCAs have 'Valued Landscape Attributes';

The *valuable landscape attributes* that relate to the site and its surroundings include;

- Pattern of arable and pastoral fields, which provides a rural character away from settlement, and creates an important separation between settlements.
- Mature hedgerow trees and in-field trees which provide a wooded character and visual interest within the landscape.
- Rural settlement pattern of farms, hamlets and small nucleated villages outside the urban area which provides a rural character and a link to the past.
- Recreational value of the network of rights of way between settlements.
- Views across the landscape to surrounding character areas, particularly across the river valleys to the west and to the wooded hills to the north and south provides a loose sense of enclosure.

All of these attributes are consistent with the site location and character.

The key issues affecting the J2 LCA relevant to the site include;

- Effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change....
- Hedgerow loss and replacement with fencing associated with the expansion of fields and intensification of agriculture....
- Loss of structure and species diversity of the woodland belts has occurred in the past through cessation of coppice management....
- Lack of the recruitment of young trees (through natural regeneration or planting) required to rebalance the age structure of hedgerow trees is an on-going threat to the character of the landscape.
- Pressure for large scale residential development and supporting infrastructure impact landscape character
- Increased traffic on rural roads due to expanding residential development in the area leading to loss of tranquillity, erosion of road verges and increased levels of air pollution in rural areas.
- Light pollution at night causing 'sky glow'.
- High demands for recreation continue to threaten the tranquillity of the landscape..

The Landscape Strategy is to conserve and enhance the remaining rural character of the landscape. *The key aspects to be conserved and enhanced are the field pattern with mature hedgerow trees, wetland and woodland habitats, rural lanes and historic features.* In terms of development, the aim is to integrate new development into its landscape setting and retain the open and rural character of the landscape between settlements.

Landscape Guidelines relating to the site include;

- Conserve woodlands and remnant standard trees. Increase the extent of woodland (and tree planting) to provide screening of roads and development using locally occurring species.
- Promote appropriate management through natural regeneration, control of non-native species and coppicing.
- Seek to avoid introduction of coniferous boundaries and shelterbelts.
- Conserve the open and rural qualities of the farmed landscape which provides a physical and visual separation or gap between settlements. and retain their sense of physical and visual separation.
- Conserve and manage hedgerows with standard trees as important wildlife habitats and landscape features, as well as the links they provide across the landscape. Reinstate or repair hedgerows with native species where there are opportunities to do so. Plan for the next generation of hedgerow trees with a programme of tree planting.
- Conserve and enhance the integration of urban edges through wooded boundaries and large-species trees to provide visual screening and create a positive interface between the built up and rural areas
- Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting to minimise the potential impacts of any new development on valuable attributes.

- Maintain and enhance the character of rural lanes resisting unsympathetic highways improvements, infrastructure and signage particularly in the most rural areas.
- Use appropriate tree planting to help integrate new roads...Encourage retention of wooded edges and boundaries along roads and minimising fencing and other boundary structures.

Arboriculture

An Arboricultural Impact Assessment – Ref. 12357 _AIA.001 24.4.25 is submitted

The impact of development on the existing trees is thought to be acceptable, with the loss of 1 low quality tree and partial clearance of a lapsed hedgerow and understorey scrub. The scheme proposals accommodate all the principle trees and provide for replacement trees.

The site is .68ha. a pasture field with trees confined to the N, E, S boundaries and SW corner of the site. The south-west quadrant of the site is covered in bramble scrub. There is a highways verge that lines both Barkham Road and Edneys Hill adjacent to the east site boundary, most of the trees are within the highway verges. The boundary trees are a range of native species that are semi-mature and mature set within hedgerow and scrub.

There are 2 Oak trees in the SW corner of the site identified as Veteran trees on the Ancient Tree Inventory, Refs. 163180, 163179. Along Edneys Hill is an Oak identified as Notable on the ATI Ref. 45697 and a Veteran Oak Ref. 45698. The mature 'Veteran' Oak (T20 on the plan) is considered to give the site a strong sense of verdant maturity and contributes to the site's amenity. Although it is the opinion of the Arboricultural Consultant T20 does not have sufficient features to qualify as a Veteran tree under the definition set out in the NPPF the tree it has been provided with a buffer zone x15 the dbh, as recommended for veteran trees by Natural England.

Off site trees opposite the site are protected by TPO761/1995 consists of Ash, Hazel, Plum, Holly, Lime. These trees are located along Aggisters Lane a PRoW BARK 19, a historic route in Barkham that links to Bearwood Road, as well as to the Coombes an area of ancient and semi-natural woodland. Trees and woodland are common features within the J2 LCA, but also in the immediate site context and along Barkham Road which has woodland, groups of trees, and rows of trees lining individual plots and open stretches of road, and single mature Oak trees, many of which are protected and include some Veterans.

The eastern site boundary adjacent to Edneys Hill is identified as a 'lapsed' hedgerow that contains a number of broadleaved trees such as; mature Ash, Oak which provide containment to the site but are mainly growing in the highways verge outside of the red line boundary. The site access is proposed along this boundary closer to the sites' SE corner where there is an existing access gate, lower 'C' quality trees.

Trees along the northern boundary comprise of semi-mature to mature Oak, Silver Birch, Norway Maple and Ash. Again most of these trees are growing outside of the

site within the highway verge. The AIA says these trees form a large canopy area fronting Barkham Road contributing a sylvan appearance. Whilst this is partly made up of some self seeded Ash and scrub which will require management the trees contribute to the local amenity as well as that of the site. There is also a gap next to conifers close to Quarter Hill House.

The Tree Survey Schedule consists of 21 trees, 4 groups of trees, 1 hedge of Cherry laurel, of which T18 'C' Hazel, and part of G2 and G3 also 'C' quality will be partially removed to facilitate the vehicle access to the east and the pedestrian access to the north.

G2 is a native hedge consisting of Ash, Field Maple, Hawthorn, Hazel, Holly, and Silver Birch. G3 includes Elm, Ash, Oak, Field Maple, Hawthorn, Hazel and Holly. Remarks on these features state they G2 and G3 are a cohesive collection lining site boundaries north and east respectively, are Ivy clad, partially managed, provides understorey for trees T3-T14 and are a low level screen to the road and unremarkable.

There is a large area of bramble scrub to the SW of the site that is not included in the tree plans – although the plans overlay a coloured representation from Google maps with a text block to indicate the location. I assume the bramble will be removed.

In addition to the removals are incursions into root protection areas from the development and these are listed in Table 2 of the AIA. The Tree Protection Plan demonstrates incursion into the RPA of T19, and T17 from the access excavation and the road, and incursion into T17, T16, from the new access road. In addition to T20 these 2 trees are 2 of the more consequential trees on the site. The TPP calculations have included an area for offsetting of the RPA into soft ground of the site, but what is gained in the offsetting is lost on development particularly around T16.

The other incursions are minor and Cellweb is proposed in locations where there is incursion from hard surfacing. As the key trees on the site are arguably along the eastern boundary its unfortunate the site layout has placed the internal road close to the trees, rather than avoiding the RPA altogether which is what BS5837:2012 states;

Section 5.3 'Proximity of structures to trees' states at 5.3.1 'The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the trees'.

I see no overriding justification for the current proposals to develop within the RPA of important trees on site particularly when it can be avoided.

There are visibility splay drawings within the Transport Report Drawing Ref. 1052.0002-0001 P02 – the information must be included on the tree protection plan as well to understand the impact on the existing trees and in particular the character

of Edneys Hill. Assessing the Swept Path Analysis drawings for cars, refuse vehicles and fire appliance vehicles shows vehicles entering the oncoming traffic lane.

Removing the trees to facilitate an entrance that meets with highway policy will change the character of Edneys Hill , as will the additional activity in a rural country lane.

Design and Access Statement (DAS)

The application is for 16 detached, semi-detached and an apartment block with car parking and new access off Edneys Hill.

The DAS states the variation in levels across the site is 8m falling from the high point in the NW of the site, to a low point in the SE towards the proposed entrance. I note the topography and the trees are the key features on the site, but the site itself is a key feature of the immediate and local setting, its corner location, its open, rural and undeveloped character provides continuity of green infrastructure to the south, east and south- west. This character is typical of Barkham Road with its '*landscape pauses*' of open space and woodland which contributes to its Green Route designation.

The DAS and other documents refer to the settlement pattern at Barkham Hill located north of Barkham Road and east of Bearwood Road which differs from the linear settlement pattern which is typical of Barkham Road. The proposed development would extend the building line from the junction of Barkham Road and Edneys Hill to meet the Quarter Hill House. The layout proposed does not follow the building line established to the east of Edneys Hill, or on the west side at Coppid Hill House.

The DAS asserts that despite the constraints of topography, trees and access, the proposed development represents an opportunity to preserve the character of the site setting where 16 new dwellings will make a 'huge difference' to local services.

LVA – Landscape and Visual Appraisal – LA1031 LVA 002 – June 2025

The document is not a fully detailed Landscape and Visual Impact Assessment but assesses the following; Review of Landscape Policy, A baseline assessment, Description of Proposals Assessment of Potential Effects – visual and character, Conclusions

Previous applications on the site include PAs 161412, 162084, 171276 for self build – and subsequent appeals; APP/X0360/W/16/3154856 and APP/X0360/W/17/3184847 which were dismissed in part because of the effect on character and appearance.

The new proposal seeks to address the issues identified such as;

A layout that responds to the existing pattern of development, following developable limits to the south including an open area of landscape and biodiversity improvements, and orientates dwellings onto adjoining roads (new interior roads?), which is thought to form an appropriate transition to the wider countryside and

retains a degree of openness. The appraisal is informed landscape and visual studies and a landscape led approach that incorporates measures to minimise the effects.

Since the appeals some limited development has occurred opposite the site where 3 storey townhouses were built.

Application site is located between areas of built form and the proposals seek to follow the established building line of existing development to the east and west – however the site is highly influenced by the countryside and outside of development limits. Policy CC02 states;

'Planning permission for proposals on the edge of settlement will only be granted where they can demonstrate that the development, including boundary treatments is within development limits and respects the transition between built up areas and open countryside by taking account of the character of the adjacent countryside and landscape.'

The edge of development limits to the east is not governed by the depth of gardens on the east side of Edneys Hill but stops north of the proposed access off Edneys Hill. The site is an undeveloped corner plot facing Barkham Road and Edneys Hill, There are several similar wooded/open gaps between built form along Barkham Road especially heading west into the countryside just 100m away.



Barkham Settlement Area outlined in orange – all other areas are countryside. (site marked with PA 251486).

The site is an open field with existing semi-mature – mature mostly deciduous trees found along the northern and eastern boundaries, The west boundary is a part Laurel hedge, post and rail fence and access track to The Barn and Coppid Hill House. In the south-west corner are the 2 Oaks – T20 an important tree on the site, and its companion tree offsite both protected by TPO 1935-2023. There is a post and wire fence along the southern boundary and an extended area of hedge planting (G4) consisting of mixed native species on average 4m high, beyond which is a large area of bramble scrub. South of the southern boundary is a triangular shaped field and other fields which extend to Barkham Street and the Barkham Village Area of *Special Character* (ASC), and to the SE is a collection of buildings known as

Mortimers Lodge Farm beyond which is open land of fields, hedgerow and wooded copses. The surrounding landscape is a combination of fields and hedgerow, and landscaped front gardens to Barkham Road many of which contain mature trees some of which are protected, and some Veteran trees.

In the wider landscape to the north is The Coombes an area of ancient and semi-natural woodland, and beyond that is Bearwood Collage a Historic Park and garden. To the south is Rooks Nest SANG.

The site is not publicly accessible. The PRoW closest to the site is BARK 19 Aggisters Lane to the north of the site which is characterised by a wooded copse of protected trees. (TPO 0761/1995) . WOKI 33 extends south from Barkham Road towards Edneys Hill crossing it and becoming BARK 10 which extends to the Barkham ASC . BARK 10 links BARK 7 where there are potential views of the site.

The topography is an important feature of the site where the north of the site is 70AOD and to the SE the lowest point is 60.83 AOD along the SE boundary, and next to Edneys Hill 59.76 AOD. At Bearwood Golf Club about 1.5km to north the topography is 85AOD, whilst at Langley Common about 1km to the SW it is 55 AOD which reflects the gently undulating landscape of J2 LCA with its wooded valleys.

The settlement pattern is discussed above being broadly linear along Barkham Road initially then extending north to area of settlement called Barkham Hill comprising of single storey bungalows and 2 storey semi detached and detached dwellings located between Barkham Road, Bearwood Road and Sandy Lane. Barkham Hill is characterised by areas of woodland / public open spaces, areas of incidental landscaping around pre-existing trees. The settlement has no centre as such and the village stores are located along Bearwood Road.

There are no statutory designations, although the LP identifies Barkham Road is a Green Route on the Policies Map. There are listed buildings along Barkham Road to the west and just to the SW of the site is the Barkham Street ASC. To the south of the ASC is an area called Barkham Square which contains the Church of St. James and a scheduled monument in form of a moated site at Church Farm, and listed building called Church Cottage, and another listed building west of the church.

The site is within local landscape character J2 Arborfield and Barkham Settled and Farmed Clay a moderate quality landscape with moderate sensitivity and a moderate capacity for change. The landscape strategy is to 'conserve and enhance the remaining rural character of the landscape'. In terms of development the aim is to 'integrate new development into its landscape setting and retain the open rural character of the landscape between settlements'.

The LVA says in paragraph 3.1.37 *'the localised landscape is of a moderate condition and the sensitivity is ostensibly lowered in and around the settlement edges but increases in the wider gently undulating agricultural landscape'*

The LVA says that although the WBLCA provides a good assessment and overview of quality and character it does not reflect the specific qualities of the site itself and

immediate localised setting. They produce their own site specific assessment and this broadly repeats their earlier description and my own.

In their assessment of sensitivity their reinterpretation of the site and its setting is reduced to being surrounded by development and road corridors, with a sprawling farm to the SE. The site is not isolated nor does it extend into the wider rural landscape....'

The wording is deliberately contrived to downgrade the *landscape value* of the site which the LVA assess as lower end of medium.

In consideration of susceptibility to site is thought not to be a prominent feature on approach along Barkham Road. The surrounding built form, landscape structure and topography provides a notable level of containment in long and middle distance views – susceptibility is Medium/Low . The sensitivity is Medium to Medium Low and potential landscape effects on J2 LCA no higher than negligible /adverse.

I agree the site is immediately adjacent to Barkham Road a 'B' road, and to Edneys Lane a country road which is generally less than 4m wide. I would not describe them as 'road corridors', rather a local secondary road and country lane.

Mortimers Lodge Farm cannot be said to be sprawling but is neatly contained between the access track and a hedgerow. The site does visually extend into the wider countryside. It is my view the site is prominent along Barkham Road simply because it is a pleasant visual contrast that is well illustrated in the winter viewpoints included in the visual appraisal and as such is valued locally. The fact that the site has remained undeveloped is what gives it value for itself and in the local immediate and wider setting. It connects with the rural landscape to the south, and views of it are experienced along the undulating Edneys Hill providing rural vignettes of the J2 landscape along the way. Developing the site will be incongruous to Edneys Hill as a country lane and a linchpin to the rural landscape of the site. If developed the character of the northern section of this lane adjacent to the site will be lost. The vegetated highway verges will be clipped and urbanised and some of it will be lost to visibility splays. Engineering of the entrance will be at odds with the character where other entrances are to rural tracks or country cottages.

Of the 14 viewpoints 5 are from different locations along Barkham Road and provide clear views of the site and I assess the development will have a very high/high magnitude of change on the receiving landscape.

Of the 6 VPs from Edneys Hill 6, 8, 9, 10, 11 and 12 , I assess that 5 of these views will be lost as a result of development which will have a very high magnitude of change of the receiving landscape.

The site represents a *pause/breathing* space of landscape where there are other such pauses such as opposite at Aggisters Lane, and slightly to the west at the junction with Bearwood Road (1A Bearwood Road) which are typical features of Barkham Road as it moves into countryside. Edneys Hill is a country lane with typical features of a narrow roadway lined with highway verges of trees and hedges, and

undulating in form due to the shallow wooded valleys of J2 LCA and provides the key views into the site currently – illustrated by VPs 9, 10, 11 & 12.

The LVA continually remarks on the building line / settlement boundary insisting the development has taken heed of that – but taking that literally it does not. Unfortunately, the proximity and topography of the development to the west really accentuates a monolithic character to Coppid Hill House and Quarter Hill House which is easily perceived in the viewpoints, and bring a stark visual reminder of how the proposed development will look in VPs10 and 12 and internal Site View A.

Of the 14 views 4 represent a very *high* magnitude of change in views from the Edneys Hill and its flanking countryside. No wirelines are included in the viewpoint images, but it is clear to see the existing vegetation and the rising topography of the site accentuate the views of development. It will take a long time for proposed landscaping to mature sufficiently to screen the development. It is also clear from VP9 that the eastern boundary will need a lot of enhancement to screen development. One key issue is the stark red tiled roofscape of the existing dwellings to the west, the tiles havnt weathered in and the general proximity of the large dwellings to each other and lack of tree planting between accentuates the fact they have been recently built. Often new tree planting in rear gardens gets removed, taken together this reinforces the need for robust and effective planting schemes, and correct choice of materials for buildings to blend into the landscape particularly adjacent to or within the countryside.

As it stands the site is notable along Barkham Road for remaining as open pasture and importantly provides rural context to both Barkham Road, Edneys Hill and is a link to the wider countryside, to the south, east and west. In this sense the amenity value of the site and its trees is elevated as it is distinctive in its location.

Assessment of Layout - Landscape Strategy Plan – Drawing LA 1031 LSP/100 Rev. D April 2025

In my opinion the development is contrary to Local Plan Policy. I am guided by the Inspector's Report from the previous appeal in 2018 where he states;

'The topography of the site is elevated above and slopes towards Edneys Hill, a narrow public road running along the eastern boundary of the site that possesses a distinctively appealing rural appearance leading to the open countryside to the rear of the site. This gives the area an open and generally semi-rural character and appearance, which is further enhanced by the presence of mature landscaping and established trees along the boundaries of the appeal site and within the surrounding gardens and the open countryside'

Referring to Policy CC02 of the Local Plan ...'does allow for some development on the edge of settlements providing that they respect the transition between the built up area and the countryside and landscape. However, this only applies when sites are located within the development limit which is not the case here.

...the site has a largely undeveloped appearance and currently offers a significant break in the built frontage along Barkham Road..

...the site offers a significant green openness, which contributes individually and together with the other less developed areas nearby to the more rural aspect of this semi-rural street scene...

The LVA states in paragraph 4.1.4 'The southern boundary of the Application Site follows the same southerly curtilage line of the residential properties immediately to the west,...

however, the existing building line east of Edneys Hill stops short just north of the proposed access.

The main arm of the proposed development is set back from the offsite boundary trees. The design has used the treed verge as if it were within the site and provides a 6m buffer planting strip adjacent to the road with *some* new planting included with the few existing trees within the site boundary. Within the 6m strip are 2 pedestrian access points, 2 turning heads and 2 visitor parking bays.

The existing trees in the verge are outside of the site boundary/responsibility and cannot be relied upon to provide screening in perpetuity, therefore the verge within the site needs to be wider and include more planting of hedgerow and large species trees. The same approach is required along the eastern boundary where the existing planted verge is outside the site boundary.

When cross referencing the viewpoints, its clear that there is a requirement for more screening of the eastern boundary using large species trees in a wider eastern buffer to the verge which can also avoid incursions into tree rooting areas from the internal road layout. The 2 proposed storey apartment block looks out of place and is over development on this small site.

It is important that an adequate transitional space is provided between development and the countryside. The existing provision shown is not wide enough to accommodate the attenuation basin, and a surrounding open space for the development, as well as an adequate transitional landscape, which is required along the southern boundary to mitigate the visual impact of development – see Viewpoints (VPs) 9, 10, 11 and 12.

The site topography accentuates the scale of the proposed dwellings which can only be mitigated by planting of large species trees in the southern third of the site. This will ensure the site layout creates incidental landscaped spaces that can partially screen the impact of the scale of the dwellings when compared to the smaller scale landscape features of J2 LCA. This may mean reducing the amount of built form on the site such as the car port block, the flatted block and to minimise the amount of road. The design of the dwellings and the material used should recede into the landscape rather than placing very large dwellings very close together which look blocky and stand out in an unpleasing way.

Conclusion - response to para. 4.1.9 of the LVA;

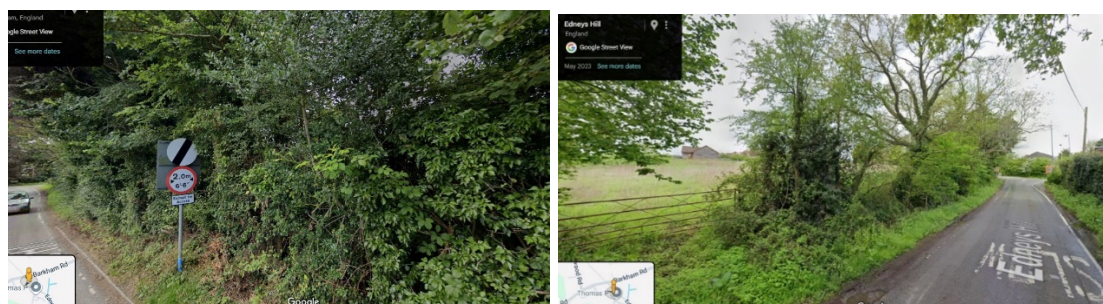
The landscape proposals do not respond sufficiently to the whole character and context or respect the character and appearance of the site in the landscape. It will be difficult to mitigate the visual effects with the majority of the views experiencing

a very high magnitude of change. The scale and type of development proposed is unsustainable in terms of its landscape and visual impact, the relationship of dwellings to the existing topography, and the location of the proposed access.

The majority of the trees are being retained, most of which are located in the highway verges outside of the site. There is insufficient planting proposed within the site and along the southern boundary tree screening would take many more years to be effective at integrating the development into an appropriate setting.

The proposed open space is not large enough to create a meaningful or usable space as a road, turning head and parking bay are located within the space that could have contributed to creating a reasonable 'transition' to a new rural edge. There are no dwellings of the type proposed orientated towards Edneys Hill which are country houses often far apart or in 2's .

The green character of Edneys Hill is subject to visibility splays where vegetation cannot be above 600mm in the splay. The trees and hedges grow to the edges of Edneys Hill and are in the Highway verge meaning they are subject to cutting back or removal outside of the control of the site, therefore any new landscaping will need to be much wider and more robust than that proposed currently.



Edneys Hill – Looking south note verge to right of image, looking north Coppid Hill Barn in distance

Edneys Hill is a country lane 4m wide with highway verges planted with trees and hedges. Developing the site by introduction of a new entrance and building out land adjacent to Edneys Hill which is not a settlement pattern found on the opposite side of Edneys Hill, will change the character and appearance of this country lane, to an urbanised no mans land between Barkham Road and Mortimer Farm.

The proposals do not meet with Policy TB21 as they do not address the landscape quality, landscape strategy, landscape sensitivity and key issues. The proposals fail to enhance the condition, character and features that contribute to the landscape.

Conditions & Reasons (if required)

Date:	9.9.25	Signed:	B. Crafer
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